

**CITY OF TEMPE  
DEVELOPMENT REVIEW COMMISSION**

Meeting Date: 08/09/2016  
Agenda Item: 7

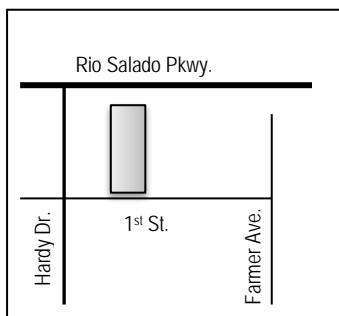
**ACTION:** Requests for a General Plan Projected Density Map Amendment from Medium to High Density (up to 25 du/ac) to High Density (up to 65 du/ac), a Zoning Map Amendment from General Industrial District (GID) to Mixed Use MU-4, a Planned Area Development Overlay, and a Development Plan Review for a new 5-story mixed-use development containing 209 dwelling units and four (4) live-work units for **CRESCENT RIO**, located at 700 West 1st Street. The applicant is Earl, Curley & Lagarde, P.C.

**FISCAL IMPACT:** While this ordinance change does not directly impact revenue, the planned development will result in collection of the standard development fees, calculated according to the approved fee structure at the time of permit issuance.

**RECOMMENDATION:** Approve, subject to conditions

**BACKGROUND INFORMATION:** **CRESCENT RIO (PL160153)** is a proposed 62'-6" high, mixed-use building containing 209 dwelling units and 4 live-work units. On December 8, 2015, the Development Review Commission recommended approval (6-1 vote) of this project (PL150283) to City Council. The previous proposal requested a higher density (99 du/ac) and building height (90'-0"). On December 17, 2016 this project had its first introductory public hearing with City Council. On February 25, 2016 the applicant withdrew the request for a General Plan Amendment, Zoning Map Amendment, Planned Area Development Overlay and Development Plan Review. **AN AFFIRMATIVE VOTE BY AT LEAST TWO-THIRDS (2/3) OF THE CITY COUNCIL IS REQUIRED TO APPROVE THE GENERAL PLAN DENSITY MAP AMENDMENT.** The request includes the following:

1. General Plan Projected Density Map Amendment from Medium to High Density (up to 25 du/ac) to High Density (up to 65 du/ac).
2. Zoning Map Amendment from GID RSOD (General Industrial District, Rio Salado Overlay District) to MU-4 (Mixed-Use, High Density) RSOD
3. Planned Area Development Overlay to establish development standards for a new mixed-use project with a density of 65 du/ac, a maximum 62'-6" building height, 64% lot coverage, and 15% landscape area, with defined setbacks and parking ratios.
4. Development Plan Review including site plan, building elevations, and landscape plan.



Existing Property Owner	Spagnuolo Investments, LLC City of Tempe
Future Owner	Crescent Communities
Applicant	Stephen Earl, Earl, Curley & Lagarde, P.C.
Zoning District(current/proposed)	GID RSOD / MU-4 PAD RSOD
Gross/Net site area	3.20 acres
Density	65 du/ac, 209 units (no standard) (GID, n/a)
Unit Types	17 studio 118 one bedroom 70 two bedroom 4 live-work
Total Building Area	368,807 SF
Lot Coverage	64% (no standard) (GID, no standard)
Building Height	62'-6" (no standard) (GID, 35'-0")
Building Setbacks	10' front (Rio Salado), 10' side (west), 10' side (east) 7' rear (1st Street) / (GID 25', 0', 0', 0')
Landscape area	15% (no standard) (GID, 10%)
Vehicle Parking	404 spaces (389 minimum required)
Bicycle Parking	248 spaces (200 min. required)

**ATTACHMENTS:** Ordinance, Resolution, Development Project File

**STAFF CONTACT(S):** Obenia Kingsby II, Planner I (480) 858-2394

Department Director: Jeff Tamulevich, Interim Community Development Director

Legal review by: N/A

Prepared by: Obenia Kingsby II, Planner I

Reviewed by: Suparna Dasgupta, Principal Planner

**COMMENTS:**

This site is located on the north side of 1<sup>st</sup> Street and on the south of Lakeside Drive (south of Rio Salado Parkway). It is east of Hardy Drive and west of Farmer Avenue. The property is currently zoned GID and is within the Rio Salado Overlay district. It is located approximately 1,320 feet west of the Transportation Overlay District Corridor Area and approximately 2,600 feet from the nearest light rail station.

The site currently contains office, manufacturing, and industrial buildings. To the east and west are properties consisting of industrial uses. The far north portion of the site, along Rio Salado Parkway, is identified to be developed with a sidewalk and parking spaces. The land north of the proposed property line, to the public right of way, identified on the plan is owned by the City of Tempe; the city has authorized the applicant to obtain an easement for access and development of the parking spaces.

This request includes the following:

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2. Zoning Map Amendment from GID RSOD (General Industrial District, Rio Salado Overlay District) to MU-4 (Mixed-Use, High Density) RSOD
3. Planned Area Development Overlay to establish development standards for a new mixed-use project with a density of 65 du/ac, a maximum 62'-6" building height, 64% lot coverage, and 15% landscape area, with defined setbacks and parking ratios.
4. Development Plan Review including site plan, building elevations, and landscape plan for a 62'-6" mixed-use development, containing 209 dwelling units and 4 live-work units.

The applicant is requesting the Development Review Commission provide recommendations to City Council for the items listed above. For further processing, the applicant will need approval for Preliminary and Final Subdivision Plats to combine the four existing lots into one and an easement on City of Tempe owned property for access, sidewalks, parking, and landscaping.

**PRELIMINARY SITE PLAN REVIEW**

- May 10, 2016: Preliminary Site Plan Review was completed. There were three significant comments; requested more architectural articulation for the exposed portion of parking garage (east façade), provide 4-6 live-work units (1 was proposed) and work with City of Phoenix to determine the parameters needed to set building in close proximity to the Val Vista Water Line Easement.
- June 8, 2016: Formal application was submitted. Comments made by staff included: providing property owner authorization from the City of Tempe and continue exploring ways to provide more articulation to the east garage façade and to provide an acceptable refuse plan.

**PUBLIC INPUT**

- A neighborhood meeting was held on May 12, 2016. No members of the public attended this meeting. The applicant's meeting summary is attached.
- June 26, 2016: Received and email from Angela Creedon, Associate Vice President of Arizona State University Community and Municipal Relationships, stating that the university does not have any concerns or input for this

project.

## PROJECT ANALYSIS

### GENERAL PLAN

The General Plan 2040 projects this property as “Mixed-Use, Medium to High Density” (up to 25 du/ac). The applicant proposes to modify the Projected Density map from “Medium to High Density” (up to 25 du/ac) to “High Density” (up to 65 du/ac).

Surrounding governmental agencies and utilities have been notified by the City of Tempe of this proposed General Plan Amendment. As of the completion of this report, there have been no responses.

The project complies with the existing Mixed-Use projected land use of the General Plan 2040. This category encourages creatively designed developments which create a living environment, reflective of a village concept, in which there is the opportunity to live, work and recreate in the same development or within the area. The MU-4 zoning district allows the mix of uses being proposed. This request complies with the projected land use with the integration of a small co-work office space.

The existing General Plan projected residential density for this site is Medium to High Density (up to 25 du/ac). See the existing General Plan 2040 Projected Density Map of the area below.

### Existing General Plan 2040 Project Density Map:



The requested density of 65 du/ac would require an amendment to the High Density category (up to 65 du/ac). The Projected Density map identifies areas intended for High Density development as generally south of the Loop 202, north Broadway Road, east of Rural Rd, and west of Loop 101. A significant amount of these areas are along the Light Rail Transit corridor and within a Land Use Hub that includes the Town Lake District, Downtown/Mill Avenue District, and ASU/Stadium District. See Attachment 3 for General Plan 2040 Figure 3 Land Use Hubs.

The proposed density is not aligned with the General Plan objectives, but is consistent with two other developments on 1<sup>st</sup> Street between Farmer Avenue and Hardy Drive; Skywater at Town Lake (formerly Argo at Town Lake) and recently approved Broadstone Lakeside, both with density categories of up to 65 du/ac. Land Use Goal Objective LU1 is to “Establish development of multiple hubs with higher density cores serving the surrounding neighborhoods as its mixed-use urban activity center.” The first strategy of this objective is to “Intensify higher density mixed-use redevelopment within hubs.” The request ignores the intent of the land use hubs to encourage that the highest density developments be concentrated in the downtown. Objective LU3 is “seek balance and compatibility of new land use development with established residential neighborhoods.” There are no developments along 1<sup>st</sup> Street and west of Ash Avenue are designated as more than 65 du/ac. The majority of properties on the north and south sides of 1<sup>st</sup> Street are designated as up to either 15 du/ac or 25 du/ac. Developments along 1<sup>st</sup> Street, between Farmer Avenue and Hardy Drive are the 525 Town Lake Condominiums and Regatta Pointe Condominiums, both with a density category of up to Medium to High Density (up to 25 du/ac). Town Lake (formerly Argo at Town Lake) and recently approved Broadstone Lakeside, with density categories of up to 65 du/ac. All sites are reviewed on a case-by-case basis and approval of a development on 1<sup>st</sup> Street with a density of up to 65 du/ac could be consistent with this neighborhood.

Section 6-303 D. Approval criteria for General Plan amendment (*in italics*):

1. *Appropriate short and long term public benefits.* The General Plan 2040 encourages redevelopment of this site as mixed-use that includes a residential component, the proposed density does not align with what is projected; but is consistent with other developments in the neighborhood.
2. *Mitigates impacts on land use, water infrastructure or transportation.* The development will intensify the use of water infrastructure and transportation, but this is expected in this corridor and the intensification is within design limits.
3. *Helps the city attain applicable objectives of the General Plan.* Development of the site at the proposed density of up to 65 du/ac will help attain several objectives of the General Plan, including: seeking balance and compatibility of new land use development within established neighborhoods and promoting compact, efficient infill development.
4. *Provides rights-of-way, transit facilities, open space, recreational amenities or public art.* The proposed project does not require additional rights-of-way or transit facilities.
5. *Potentially negative influences are mitigated and deemed acceptable by the City Council.* The proposed density will be the highest along 1<sup>st</sup> Street in the immediate vicinity; but it will be consistent with two other developments with densities of 62.5 du/ac and 63 du/ac.
6. *Judgment of the appropriateness of the amendment with regard to market demands, and impacts on surrounding area, service, fiscal, traffic, historic properties, utilities and public facilities.* The request meets the demand for increased multi-family housing in an area close to the downtown. The applicant will bear all costs related to a need for increased infrastructure capacity adjacent to the site.

## ZONING

The proposed Zoning Map Amendment from GID to a mixed use district conforms to the existing General Plan Projected Land Use category of Mixed-Use. The zoning is appropriate to other sites along 1<sup>st</sup> Street, which are zoned mixed-use. While the applicant could request the MU-3 district, which permits a density up to 25 du/ac, a density of up to 63 du/ac was approved for the Skywater development to the east and most recently Broadstone Lakeside with a density of up to 65 du/ac. This neighborhood is adjacent to the downtown and within reasonable proximity to a light rail corridor, where an increased number of residents would have access to employment, services, and transit.

Section 6-304 C.2. Approval criteria for Zoning amendment (*in italics*):

1. *The proposed zoning amendment is in the public interest,* because it will eliminate the existing industrial uses in an area projected for mixed-use development and enhance the street frontage along 1<sup>st</sup> Street.
2. *The proposed zoning amendment conforms with and facilitates implementation of the General Plan,* as it is necessary to implement the existing Land Use category.

## PLANNED AREA DEVELOPMENT

The applicant requests a Planned Area Development (PAD) Overlay consisting of 209 dwelling units and 4 live-work units within a 62'-6" high building. The table below shows a comparison of the development standards for the GID zoning district and the proposed MU-4 zoning with PAD Overlay.

<b>CRESCENT RIO – PAD Overlay</b>			
<b>Standard</b>	<b>GID</b>	<b>PROPOSED MU-4 PAD</b>	<b>Change</b>
Residential Density (du/ac)	n/a	209	Increase
Building Height (feet) [Exceptions, see Section 4-205(A)]			
Building Height Maximum	35'	62'-6"	Increase
Building Height Step-Back Required Adjacent to SF or MF District [Section 4-404, Building Height Step-Back]	Yes	Yes	n/a
Maximum Lot Coverage (% of net site area)	40%	64%	Increase
Minimum Landscape Area (% of net site area)	10%	15%	Increase
Setbacks (feet) (a) [Exceptions, see Section 4-205(B)]			
Front (north, Rio Salado Parkway)	25'	10'	Decrease
West Side	0'	10'	Increase
East Side	0'	10'	Increase
Rear (south, 1 <sup>st</sup> Street)	0'	0'	No Change

The table below is a comparison of other PADs approved along 1<sup>st</sup> Street:

## PAD Overlay Comparison

Standard	Regatta Pointe Condominiums (2001)	Residences at Town Lake Condominiums (2005)	Skywater (Argo) Apartments (2012)	Broadstone Lakeside (2015)
Zoning	MG (prior to MU)	MU-2	MU-4	MU-4
Acres	5.49 acres	3.3 acres	5.72 acres	2.40
Number of Units	136	67	328	150
Residential Density	25 du/ac	20 du/ac	63 du/ac	62.5 du/ac
Building Height (feet) Building Height Maximum	64' (3-4 stories over garages)	35' (3 stories)	90' (70' T.O. parapet)	60'
Maximum Lot Coverage (% of net site area)	20%	26%	75%	55%
Minimum Landscape Area (% of net site area)	25%	49%	43% (including podium amenity deck)	20%
Setbacks (feet) (a) [Exceptions, see Section 4-205(B)]				
South (1 <sup>st</sup> Street)	10'	20'	0'	11'-1"
Side (east side)	Approx. 12' (not specified in PAD)	12'	34'	6'-8"
Side (west side)	Approx. 8' garage, 40' units (not specified in PAD)	19'	34'	6'-10"
Rear (north)	Approx. 27' (not specified in PAD)	25'	0'	11'-9"
Studio	0	0	32	32
1 Bedroom	22	0	135	63
2 Bedroom	106	60	136	71
3 Bedroom	0	0	16	2
Live Work	8	7	9	
Commercial space	0	0	2,647 SF	2,053 SF
Vehicle Parking Required	307	148	664	269
Vehicle Parking Provided	277	148	559	314
Bicycle Parking Required	162	34	250	160
Bicycle Parking Provided	148	79 (1 per garage + 12 in racks)	250	148

The building of 62'-0" is consistent with other developments on the north side of 1<sup>st</sup> Street. The 525 Town Lake Condominiums are 35' high (three stories), and the Regatta Pointe Condominiums are 64' high (two to four stories). Skywater at Town Lake is 90' high to top of sails on north side of building which is 20' higher than the parapet (six stories) and Broadstone Lakeside is 60' high (four stories).

The lot coverage of 64% is consistent with typical multi-family coverage maximums and with other developments in the area. On-site landscape area is 15%, which is below average for a mid-range multi-family project (typically minimum of 25%).

The Zoning and Development Code (ZDC) requires a building height step-back when adjacent to a single-family or multi-family zoning district. This would require an additional one-foot building setback for each one-foot of building height over 30'.

The developments to the west and east are zoned GID, so no step-back is required.

The table below summarizes the required and proposed *vehicle* parking for the project.

Unit Type	Unit Quantity	Ratio	Parking Required per ZDC
Studio	17	1 space per unit	17
1 bedroom	118	1.5 space per unit	177
2 bedroom	70	2 spaces per unit	140
Guest	209	.2	41
Live-work	3909 SF	1/300 SF	14
<b>TOTAL</b>	<b>209</b>		<b>389 (404 provided)</b>

A traffic impact statement was provided by the applicant (see attached), and the Public Works Department has provided comments regarding this draft. Public Works has stated that the transportation infrastructure can support the proposed increase of residential units and can, therefore, support the request.

Section 6-305 D. Approval criteria for P.A.D. (*in italics*):

1. *The development fulfills certain goals and objectives in the General Plan and the principles and guidelines of other area policy plans. Performance considerations are established to fulfill those objectives.* The density proposed will fulfill the goals of the General Plan by creating a mixed-use project on a parcel identified as mixed-use on the Projected Land Use Map. The density will be consistent with other projects in the area.
2. *Standards requested through the PAD Overlay district shall take into consideration the location and context for the site for which the project is proposed.* Setbacks proposed are appropriate for this project.
3. *The development appropriately mitigates transitional impacts on the immediate surroundings.* The detached sidewalk concept proposed on Rio Salado will create a better pedestrian experience.

## DEVELOPMENT PLAN REVIEW

### Site Plan

The property is 3.20 acres and is rectangular in shape. The building is a rectangular in shape and wraps the garage from three sides, with the east portion being exposed. A new detached side walk is being proposed along Rio Salado Parkway, which will connect with the existing sidewalks to the west and east. There is vehicular access to the garage, provided on both Rio Salado Parkway and 1<sup>st</sup> Street; and designed so that traffic cannot use site to cut through development.

### Building Elevations

The design is contemporary with flat roofs and parapets to screen rooftop mechanical equipment. The materials used to finish the building are well distributed around the building. Materials consists of painted stucco, fiber cement panels emulating wood, CMU block veneers, precast concrete and metal guardrails.

The proposed building of 62'-6" is compatible with the scaling of other developments along 1<sup>st</sup> Street and will create a more pedestrian oriented vibrancy. The ground floor of building along 1<sup>st</sup> Street intermittently changes in horizontal depth, creating recessed areas. This building design assists in providing more distance between the building street and a more pedestrian friendly streetscape.

### Landscape Plan

On-site landscaping totals 15%. The design incorporates a comfortable pedestrian environment. Landscaping along both side property lines is significant and is a variation of the Desert Willow, Desert Museum Palo Verde, Foothills Palo Verde, Honey Mesquite and Rio Salado Mesquite. Date Palms will be implemented in the Rio Salado driveway median as an accent to distinguish the main entry to the site. There will also be pedestrian pathways on the sides of property that connect both ends of the site.

Section 6-306 D Approval criteria for Development Plan Review (*in italics*):

1. *Placement, form, and articulation of buildings and structures provide variety in the streetscape;* the building is designed with variation in materials, colors, wall planes and fenestration. The design provides variety in the streetscape.
2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort;* shade trees planted along all building sides will assist in mitigating heat gain.
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings;* materials provide detail appropriate with their location and function.
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings;* the street frontage and landscape elements are designed appropriately to encourage an improved pedestrian environment along 1st Street and Rio Salado.
5. *Large building masses are sufficiently articulated so as to relieve monotony and create a sense of movement, resulting in a well-defined base and top, featuring an enhanced pedestrian experience at and near street level;* variation is provided in wall planes, materials, and building height to relieve monotony. Use of materials along the street frontages varies from CMU block veneers, fiber cement wood panels and painted to stucco.
6. *Building facades provide architectural detail and interest overall with visibility at street level (in particular, special treatment of windows, entries and walkways with particular attention to proportionality, scale, materials, rhythm, etc.) while responding to varying climatic and contextual conditions;* design elements at street level include CMU block veneers and a significant amount of glazing to create interest. Architectural details also shade windows and entrances.
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage;* the project provides clear pedestrian access from the site to sidewalks on the north and south end of the project.
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses;* vehicular circulation is clearly delineated and separated from pedestrian pathways.
9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance;* the parking garage will be gated, restricting access to resident-only parking spaces. Building access will be restricted by key, and mailboxes will be provided interior to the building. The height of proposed landscaping adjacent to pedestrian paths and lighting requirements both outside and within the parking garage will comply with CPTED principles.
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways;* landscaping along the building perimeter will accent the development and is used to delineate pedestrian areas and pathways.
11. *Signs have design, scale, proportion, location and color compatible with the design, colors, orientation and materials of the building or site on which they are located;* signs are subject to separate development plan review.
12. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects.* Lighting will comply with current code requirements to meet the minimum illumination levels and be non-intrusive to adjacent properties.



### **REASONS FOR APPROVAL:**

1. The project fulfills the goals and objectives of the General Plan.
2. Planned Area Development (PAD) Overlay to establish development standards for a mixed-use project is proposed with a density of 65 du/ac which is consistent with two other approved mixed-use PAD developments within 600 feet of site; falling within the General Plan 2040 Projected Density category of High Density (up to 65 du/ac)
3. PAD overlay is to establish to allow greater flexibility in development standards for project; building height, setbacks, lot coverage and landscape coverage.
4. Reducing the density and scale along 1<sup>st</sup> street will provide more compatible redevelopment of the site while maintaining the desired characteristics of this area of the city.

Based on the information provided and the above analysis, staff recommends approval of the requested General Plan Map Amendment, Zoning Amendment, Planned Area Development Overlay and Development Plan Review. This request meets the required criteria and will conform to the conditions.

### **ZONING AMENDMENT AND PLANNED AREA DEVELOPMENT**

#### **CONDITIONS OF APPROVAL:**

EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. THE DECISION-MAKING BODY MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS.

#### **General**

1. A building permit application shall be made within two years of the date of City Council approval or the zoning of the property may revert to that in place at the time of application. Any reversion is subject to a public hearing process as a zoning map amendment.
2. The property owner(s) shall sign a waiver of rights and remedies form. By signing the form, the Owner(s) voluntarily waive(s) any right to claim compensation for diminution of Property value under A.R.S. §12-1134 that may now or in the future exist, as a result of the City's approval of this Application, including any conditions, stipulations and/or modifications imposed as a condition of approval. The signed form shall be submitted to the Community Development Department no later than 30 days from the date of City Council approval, or the Planned Area Development Overlay, *Zoning Map Amendment and General Plan Map Amendment* approval shall be null and void.
3. The Planned Area Development Overlay for CRESCENT RIO shall be put into proper engineered format with appropriate signature blanks and kept on file with the City of Tempe's Community Development Department within sixty (60) days of the date of City Council approval.
4. An easement on the remaining parcel(s) owned by the City of Tempe must be obtained from the City prior to submittal of construction documents for a building permit. The easement shall include a driveway to provide ingress and egress, parking, sidewalks, landscaping, irrigation and related maintenance.
5. An amended Subdivision Plat is required for this development to consolidate the existing parcels, which includes the proposed city property for the purpose of developable land and density. The plat shall be recorded prior to issuance of building permits.

#### **DEVELOPMENT PLAN REVIEW CONDITIONS OF APPROVAL:**

#### **General**

1. Except as modified by conditions, development shall be in substantial conformance with the site plan and building elevations dated June 23, and landscape plan dated August 2, 2016. Minor modifications may be review through the plan check process of construction documents; major modifications will require submittal of a Development Plan Review.

2. Guest access to parking garage shall be limited to the Rio Salado entry. Garage access on 1st Street shall be exit only or limited to residents only. There shall be a minimum of 41 parking spaces allocated to guests in the garage. These spaces may be within the controlled parking area and in this circumstance shall be demarcated for guest parking only, by a sign above the parking stall.

#### Site Plan

3. Interior building walls, ceilings, and floors for the residential units shall provide a minimum sound transmission class of (55) or more. Exterior building walls for the residential units shall provide a minimum sound transmission class of (39) or more. Exterior windows for the residential units shall provide a minimum sound transmission class of (28) or more using insulated double paned windows with ¼" pane thickness or more.
4. Service locations for both refuse and recycling collection and pick-up on the property are approved as show on plans. Coordinate the storage areas for refuse and recycling containers with the overall site and landscape layout.
5. Provide service yard and mechanical (cooling tower/generator) yard walls that are at least 8'-0" tall as measured from adjacent grade and are at least the height of the equipment being enclosed, whichever is greater. Verify height of equipment and mounting base to ensure that wall height is adequate to fully screen the equipment. Locate electrical service entrance sections inside the service yard, as indicated.
6. Provide gates of steel vertical picket, steel mesh, steel panel or similar construction. Where a gate has a screen function and is completely opaque, provide vision portals for visual surveillance. Provide gates of height that match that of the adjacent enclosure walls. Review gate hardware with Building Safety and Fire staff and design gate to resolve lock and emergency ingress/egress features that may be required.
7. Provide upgraded paving at each driveway consisting of integral colored unit paving. Extend this paving in the driveway from the right-of-way line to 20'-0" on site and from curb to curb at the drive edges. From sidewalk to right-of-way line, extend concrete paving to match sidewalk.
8. Utility equipment boxes for this development shall be finished in a neutral color (subject to utility provider approval) that compliments the coloring of the buildings.
9. Place exterior, freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3" or greater water line, delete cage and provide a masonry or concrete screen wall following the requirements of Standard Detail T-214.
10. Shade canopies for parking areas:
  - a. Provide an 8" fascia for the canopy structure.
  - b. Maximum 75% light reflectance value shall also apply to the top of the canopy.
  - c. Relate canopy in color and architectural detailing to the buildings.
  - d. Conceal lighting conduit in the folds of the canopy structure and finish conduit to match.

#### Floor Plans

11. Exit Security:
  - a. Provide visual surveillance by means of fire-rated glazing assemblies from stair towers into adjacent circulation spaces.
  - b. In instances where an elevator or stair exit is within 21'-0" of an alcove, corner or other potential hiding place, position a refracting mirror to allow someone in the exit doorway to observe in the mirror the area around the corner or within the alcove that is adjacent to the doorway.
12. Garage Security:
  - a. Minimize interior partitions or convert these to semi-opaque screens to inhibit hiding behind these features.
  - b. Provide exit stairs that are open to the exterior as indicated.
  - c. Paint interior wall and overhead surfaces in garage floor levels with a highly reflective white color, minimum LRV of

75 percent.

- d. Maximize openness at the elevator entrances and stair landings to facilitate visual surveillance from these pedestrian circulation areas to the adjacent parking level.

13. Parking Garage:

- a. Minimum required parking dimensions shall be clear of any obstructions.
- b. At the ends of dead-end drive aisles, provide a designated turn-around space, minimum 8'-6" clear in width (locate on left side if available), including 3'-0" vehicular maneuvering area for exiting. Turn-around area shall be clearly demarcated.
- c. Provide a minimum 2'-0" of additional width for parking spaces when adjacent to a continuous wall.
- d. Dead-end drive aisles are permitted in areas reserved exclusively for resident parking so long as the applicant provides signage at the entrance to reserved areas indicating "Resident Parking Only".

**Building Elevations**

14. The materials and colors are approved as presented:

Stucco building colors – Sherwin Williams – Snowfall (white), SW6000  
Online (light gray), SW7072  
Software (dark gray), SW7074  
Cyberspace (charcoal), SW7076  
Incredible White SW 7028  
Gray Matters SW 7066

Fiber cement board – Geolam – wood wall paneling

CMU block veneer (building façade) – Precision Block – Basalite color 605R  
Basalite color 712R

Parking garage – precast concrete – white  
gray  
charcoal

Windows – Milgard Vinyl – Bronze

Glazing – Solarban 60 – Clear

Storefront – EFCO – Ultralok Black (metal guardrails and fences painted to match)

Provide primary building colors and materials with a light reflectance value of 75 percent or less.

15. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
16. Conceal roof drainage system within the interior of the building.
17. Incorporate lighting, address signs, and incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations. Exposed conduit, piping, or related materials is not permitted.
18. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.
19. Upper/lower divided glazing panels in exterior windows at grade level, where lower glass panes are part of a divided pane glass curtain-wall system, shall be permitted only if laminated glazing at these locations is provided.

**Lighting**

20. This project shall follow requirements of ZDC Part 4, Chapter 8, Lighting.

21. Illuminate building entrances and underside of open stair landings from dusk to dawn to assist with visual surveillance at these locations.

## Landscape

22. Arterial street trees shall be a minimum of 36" box specimens and a minimum of 1 ½" caliper trunk.
23. Irrigation notes:
  - a. Provide dedicated landscape water meter.
  - b. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC ½" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than ½". Provide details of water distribution system.
  - c. Locate valve controller in a vandal resistant housing.
  - d. Hardwire power source to controller (a receptacle connection is not allowed).
  - e. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.
24. Include requirement to de-compact soil in planting areas on site and in public right of way and remove construction debris from planting areas prior to landscape installation.
25. Top dress planting areas with a rock or decomposed granite application. Provide rock or decomposed granite of 2" uniform thickness. Provide pre-emergence weed control application and do not underlay rock or decomposed granite application with plastic.
26. Trees shall be planted a minimum of 20'-0" from any existing or proposed public water or sewer lines. The tree planting separation requirements may be reduced from the waterline upon the installation of a linear root barrier, a minimum of 6'-0" parallel from the waterline, or around the tree. The root barrier shall be a continuous material, a minimum of 0.08" thick, installed 0'-2" above finish grade to a depth of 8'-0" below grade. Final approval subject to determination by the Public Works, Water Utilities Division.

## Addressing

27. Provide address sign(s) on the building elevation facing the street to which the property is identified.
  - a. Conform to the following for building address signs:
    - 1) Provide street number only, not the street name
    - 2) Compose of 12" high, individual mount, metal reverse pan channel characters.
    - 3) Self-illuminated or dedicated light source.
    - 4) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
    - 5) Do not affix numbers or letters to elevation that might be mistaken for the address.
  - b. Utility meters shall utilize a minimum 1" number height in accordance with the applicable electrical code and utility company standards.

## CODE/ORDINANCE REQUIREMENTS:

THE BULLETED ITEMS REFER TO EXISTING CODE OR ORDINANCES THAT PLANNING STAFF OBSERVES ARE PERTINENT TO THIS CASE. THE BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT AND ARE NOT AN EXHAUSTIVE LIST.

- Development plan approval shall be void if the development is not commenced or if an application for a building permit has not been submitted, whichever is applicable, within twelve (12) months after the approval is granted or within the time stipulated by the decision-making body. The period of approval is extended upon the time review limitations set forth for building permit applications, pursuant to Tempe Building Safety Administrative Code, Section 8-104.15. An expiration of the building permit application will result in expiration of the development plan.
- Specific requirements of the **Zoning and Development Code (ZDC)** are not listed as a condition of approval, but will apply to any application. To avoid unnecessary review time and reduce the potential for multiple plan check submittals, become familiar with the ZDC. Access the ZDC through [www.tempe.gov/zoning](http://www.tempe.gov/zoning) or purchase from Community Development.

- **SITE PLAN REVIEW:** Verify all comments by the Public Works Department, Community Development Department, and Fire Department given on the May 10, 2016 and June 8, 2016 Preliminary Site Plan Review. If questions arise related to specific comments, they should be directed to the appropriate department, and any necessary modifications coordinated with all concerned parties, prior to application for building permit. Construction Documents submitted to the Building Safety Division will be reviewed by planning staff to ensure consistency with this Design Review approval prior to issuance of building permits.
- **STANDARD DETAILS:**
  - Access to Tempe Supplement to the M.A.G. Uniform Standard Details and Specifications for Public Works Construction, at this link: <http://www.tempe.gov/city-hall/public-works/engineering/standards-details> or purchase book from the Public Works Engineering Division.
  - Access to refuse enclosure details DS116 and DS118 and all other Development Services forms at this link: <http://www.tempe.gov/city-hall/community-development/building-safety/applications-forms>. The enclosure details are under Civil Engineering & Right of Way.
- **BASIS OF BUILDING HEIGHT:** Measure height of buildings from top of curb at a point adjacent to the center of the front property line.
- **COMMUNICATIONS:**
  - Provide emergency radio amplification for the combined building and garage area in excess of 50,000 sf. Amplification will allow Police and Fire personnel to communicate in the buildings during a catastrophe. Refer to this link: <http://www.tempe.gov/home/showdocument?id=30871>. Contact the Information Technology Division to discuss size and materials of the buildings and to verify radio amplification requirements.
  - For building height in excess of 50'-0", design top of building and parapet to allow cellular communications providers to incorporate antenna within the building architecture so future installations may be concealed with little or no building elevation modification.
- **WATER CONSERVATION:** Under an agreement between the City of Tempe and the State of Arizona, Water Conservation Reports are required for landscape and domestic water use for the non-residential components of this project. Have the landscape architect and mechanical engineer prepare reports and submit them with the construction drawings during the building plan check process. Report example is contained in Office Procedure Directive # 59. Refer to this link: [www.tempe.gov/modules/showdocument.aspx?documentid=5327](http://www.tempe.gov/modules/showdocument.aspx?documentid=5327). Contact Public Works Department, Water Conservation Division with questions regarding the purpose or content of the water conservation reports.
- **HISTORIC PRESERVATION:** State and federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). Contact the Historic Preservation Officer with general questions. Where a discovery is made, contact the Arizona State Historical Museum for removal and repatriation of the items.
- **POLICE DEPARTMENT SECURITY REQUIREMENTS:**
  - Refer to Tempe City Code Section 26-70 Security Plans.
  - Design building entrance(s) to maximize visual surveillance of vicinity. Limit height of walls or landscape materials, and design columns or corners to discourage ambush.
  - Maintain distances of 20'-0" or greater between a pedestrian path of travel and any hidden area to allow for increased reaction time and safety.
  - Follow the design guidelines listed under appendix A of the Zoning and Development Code. In particular, reference the CPTED principal listed under A-II Building Design Guidelines (C) as it relates to the location of pedestrian environments and places of concealment. Provide method of override access for Police Department (punch pad or similar) to controlled access areas including pool, clubhouse or other gated common areas.
  - Provide a security vision panel at service and exit doors (except to rarely accessed equipment rooms) with a 3" wide high strength plastic or laminated glass window, located between 43" and 66" from the bottom edge of the door.

- TRAFFIC ENGINEERING:
  - Provide 8'-0" wide public sidewalk along arterial roadways, or as required by Traffic Engineering Design Criteria and Standard Details.
  - Construct driveways in public right of way in conformance with Standard Detail T-320. Alternatively, the installation of driveways with return type curbs as indicated, similar to Standard Detail T-319, requires permission of Public Works, Traffic Engineering.
  - Correctly indicate clear vision triangles at both driveways on the site and landscape plans. Identify speed limits for adjacent streets at the site frontages. Begin sight triangle in driveways at point 15'-0" in back of face of curb. Consult Intersection Sight Distance memo, available from Traffic Engineering if needed [www.tempe.gov/index.aspx?page=801](http://www.tempe.gov/index.aspx?page=801). Do not locate site furnishings, screen walls or other visual obstructions over 2'-0" tall (except canopy trees are allowed) within each clear vision triangle.
  
- FIRE:
  - Clearly define the fire lanes. Ensure that there is at least a 20'-0" horizontal width, and a 14'-0" vertical clearance from the fire lane surface to the underside of tree canopies or overhead structures. Layout and details of fire lanes are subject to Fire Department approval.
  - Provide a fire command room(s) on the ground floor of the building(s). Verify size and location with Fire Department.
  
- CIVIL ENGINEERING:
  - An Encroachment Permit or License Agreement must be obtained from the City for any projections into the right of way or crossing of a public utility easement, prior to submittal of construction documents for building permit.
  - Maintain a minimum clear distance of twenty-four (24) feet between the sidewalk level and any overhead structure.
  - Underground utilities except high-voltage transmission line unless project inserts a structure under the transmission line.
  - Coordinate site layout with Utility provider(s) to provide adequate access easement(s).
  - Clearly indicate property lines, the dimensional relation of the buildings to the property lines and the separation of the buildings from each other.
  - Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or foundation design.
  - 100 year onsite retention required for this property, coordinate design with requirements of the Engineering Department.
  
- SOLID WASTE SERVICES:
  - Enclosure indicated on site plan is exclusively for refuse. Construct walls, pad and bollards in conformance with standard detail DS-116
  - Contact Public Works Sanitation Division to verify that vehicle maneuvering and access to the enclosure is adequate. Refuse staging, collection and circulation must be on site; no backing onto or off of streets, alleys or paths of circulation.
  - Develop strategy for recycling collection and pick-up from site with Sanitation. Roll-outs may be allowed for recycled materials. Coordinate storage area for recycling containers with overall site and landscape layout.
  - Gates for refuse enclosure(s) are not required, unless visible from the street. If gates are provided, the property manager must arrange for gates to be open from 6:00am to 4:30pm on collection days.
  
- PARKING SPACES:
  - Verify conformance of accessible vehicle parking to the Americans with Disabilities Act and the Code of Federal Regulations Implementing the Act. Refer to Building Safety ADA Accessible Parking Spaces Marking/Signage on Private Development details.
  - At parking areas, provide demarcated accessible aisle for disabled parking.
  - Distribute bike parking areas nearest to main entrance(s). Provide parking loop/rack per standard detail T-578. Provide 2'-0" by 6'-0" individual bicycle parking spaces. One loop may be used to separate two bike parking spaces. Provide clearance between bike spaces and adjacent walkway to allow bike maneuvering in and out of

space without interfering with pedestrians, landscape materials or vehicles nearby.

- LIGHTING:
  - Design site security light in accordance with requirements of ZDC Part 4 Chapter 8 (Lighting) and ZDC Appendix E (Photometric Plan).
  - Indicate the location of all exterior light fixtures on the site, landscape and photometric plans. Avoid conflicts between lights and trees or other site features in order to maintain illumination levels for exterior lighting.
  
- LANDSCAPE:
  - Prepare an existing plant inventory for the site and adjacent street frontages. The inventory may be prepared by the Landscape Architect or a plant salvage specialist. Note original locations and species of native and “protected” trees and other plants on site. Move, preserve in place, or demolish native or “protected” trees and plants per State of Arizona Agricultural Department standards. File Notice of Intent to Clear Land with the Agricultural Department. Notice of Intent to Clear Land form is available at [www.azda.gov/ESD/nativeplants.htm](http://www.azda.gov/ESD/nativeplants.htm) . Follow the link to “applications to move a native plant” to “notice of intent to clear land”.
  
- SIGNS: Separate plan review process is required for signs in accordance with requirements of ZDC Part 4 Chapter 9 (Signs). Refer to [www.tempe.gov/signs](http://www.tempe.gov/signs).
  
- DUST CONTROL: Any operation capable of generating dust, include, but not limited to, land clearing, earth moving, excavating, construction, demolition and other similar operations, that disturbs 0.10 acres (4,356 square feet) or more shall require a dust control permit from the Maricopa County Air Quality Department (MCAQD). Contact MCAQD at <http://www.maricopa.gov/aq/>.

## HISTORY & FACTS:

### 700 West 1<sup>st</sup> Street

- |                  |  |
|------------------|--|
| May 2, 1984      | Design Review Board approved building elevations, site and landscape plans for Office/Warehouse, located at 700 W. 1 <sup>st</sup> Street.   |
| November 7, 1984 | Certificate of Occupancy granted for Office/Warehouse at 700 W. 1 <sup>st</sup> Street.  |
| January 21, 1998 | Design Review Board approved the addition for Warehouse Expansion located at 700 W. 1 <sup>st</sup> Street.  |
| February 2, 1999 | Certificate of Occupancy granted for Warehouse at 700 W. 1 <sup>st</sup> Street.   |
| October 8, 1997  | Hearing Officer approved a variance for SDB Warehouse, located at 700 W. 1 <sup>st</sup> Street, to reduce the required off-street parking from 30 to 26 spaces and to waive the required landscape islands at the end of handicap stalls at the rear of site. |

### 810 & 812 West 1<sup>st</sup> Street

- |                    |   |
|--------------------|---|
| September 17, 1986 | Design Review Board approved building elevations, site and landscape plans for Tempe Riverview Industrial Park, located at 812 W. 1 <sup>st</sup> Street.         |
| April 4, 1989      | Design Review Board approved building elevations, site and landscape plans for MGC Office Buildings, located at 812 W. 1 <sup>st</sup> Street.                    |
| November 17, 1994  | Design Review Board approved building elevations, site plan and landscape plan for Office/Warehouse for SDB, Inc. located at 810 & 812 W. 1 <sup>st</sup> Street. |
| March 16, 1995     | Design Review Board approved building elevations, site plan and a landscape plan for the SDB  |

Center, located at 810 & 812 W 1<sup>st</sup> Street.

- June 6, 1995           Hearing Officer approved a variance, to increase the maximum allowable building height from 35' to 42' for SDB Center, located at 810 & 812 W. 1<sup>st</sup> Street.
- March 21, 1996        Certificate of Occupancy granted for office/warehouse at 810 W. 1<sup>st</sup> Street.
- November 15, 2010    Certificate of Occupancy granted for office/warehouse at 810 W. 1<sup>st</sup> Street.
- November 10, 2015    This request is scheduled for the Development Review Commission public hearing.

PL150283: Previously Withdrawn Crescent Rio project

- November 10, 2015    Development Review Commission recommended approval of PL150283 to City Council with a 6-1 vote.
- January 8, 2015       Applicant formally requested a continuance from January 14, 2016 public hearing to January 28, 2016 hearing.
- January 14, 2016      City Council granted applicant's formal request for continuance of this case to the January 28, 2016 public hearing.
- January 21, 2016      Applicant formally requested a continuance from the January 28, 2016 public hearing to February 11, 2016 hearing.
- January 28, 2016      City Council granted applicant's formal request for a continuance of this case; voted to have case continued to February 25, 2016 public hearing.
- February 25, 2016    Applicant formally withdrew application (PL150283) for a General Plan Amendment, Zoning Amendment, Planned Area Development Overlay and Development Plan Review.

**ZONING AND DEVELOPMENT CODE REFERENCE:**

- Section 6-302, General Plan Amendment
- Section 6-304, Zoning Map Amendment
- Section 6-305, Planned Area Development (PAD) Overlay districts
- Section 6-306, Development Plan Review





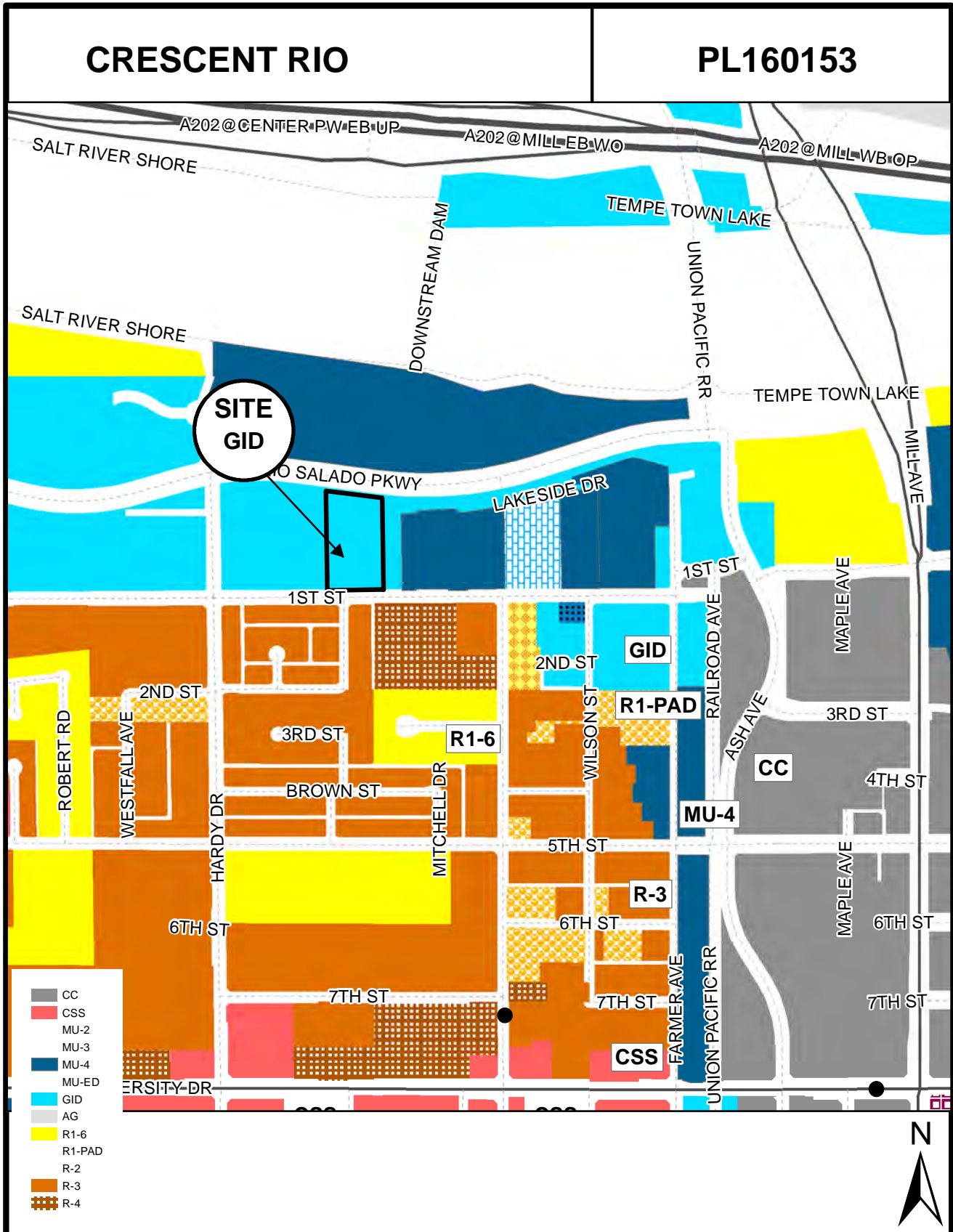
## DEVELOPMENT PROJECT FILE

for  
CRESCENT RIO  
(PL160153)

### ATTACHMENTS:

1. Location Map
2. Aerial
- 3-22. Letter of Explanation
- 23-24. PAD Cover Sheet and Site Plan
25. Site Plan
26. Site Context
27. Fire Plan
28. Refuse Plan
- 29-30. Color Elevations
- 31-32. Black & White Building Elevations
- 33-34. Perspectives
- 35-36. Building Sections
- 36-39. Floor Plans
- 40-42. Unit Plans
- 43-46. Landscape Plans

- 47-48. Street Sections
- 49. Solar Study
- 50. Shade Study
- 51. Lighting Plan
- 52-53. Traffic Impact Study Summary
- 54-61. Site Photos
- 62-63. City of Phoenix Input
- 64-65. Arizona State University Input



**Location Map**

<b>CRESCENT RIO</b>	<b>PL160153</b>
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Maricopa County Assessor's Office



**Aerial Map**



# CRESCENT RIO

700 WEST 1ST STREET

## LETTER OF EXPLANATION AND REQUEST FOR GENERAL PLAN AMENDMENT, ZONING MAP AMENDMENT, PAD OVERLAY AND DEVELOPMENT PLAN REVIEW



P.O. Box 1833 - Tempe, Arizona 85280-1833 – 480.921.2800 - [charles@huellmantel.com](mailto:charles@huellmantel.com)

Resubmittal May 27, 2016

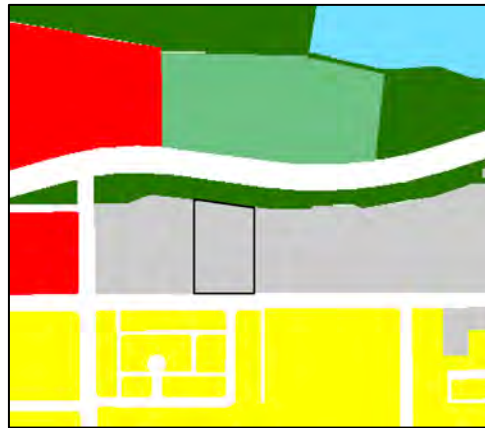
## SUMMARY

Our goal is to turn an industrial area along First Street into a pedestrian friendly mixed-use community. Crescent Communities would like to re-develop 3.2 acres (3.63 acres to right-of-way) on parcels 124-24-018A, 124-24-018B, 124-24-017, 124-24-247, 124-24-244, 124-24-246 and 124-24-027K into a multi-family residential project. The site is on the south side of Lakeside Drive and the north side of 1<sup>st</sup> Street, east of Hardy Drive at 700 West 1<sup>st</sup> Street. Currently, the parcels are zoned General Industrial (GID) with a General Plan 2040 Projected Density of Medium-High (up to 25 dwelling units per acre) and has a General Plan 2040 Projected Use of Mixed-Use.

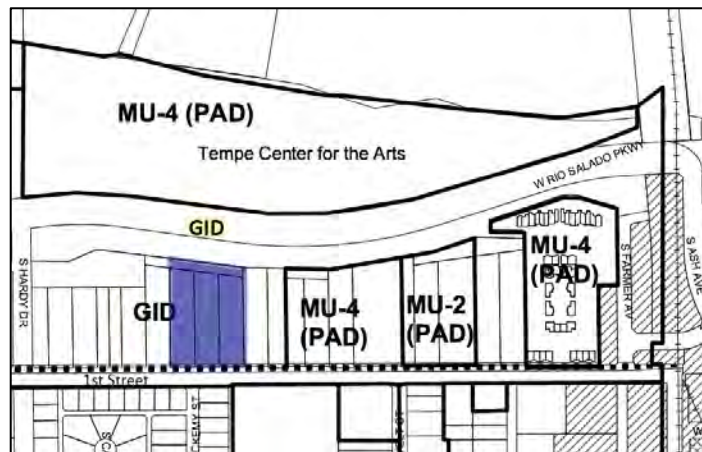
**General Plan 2040 Density:  
Medium-High**



**General Plan 2040 Use:  
Mixed-Use**



**Zoning:  
GID**



The site will require a General Plan Projected Density amendment from Medium-High to High and a rezoning from GID to High Density Mixed-Use (MU-4). The site will also require a PAD Overlay and a Development Plan Review.

Crescent Communities' Crescent Rio is proposed to be a 4 and 5-story multi-family residential project consisting of 4 levels of residential dwelling units fronting 1<sup>st</sup> Street and 5 levels of residential dwelling units fronting Rio Salado Parkway with a mezzanine level in some areas to help define the

roofline and five floors of parking – one partially below grade and four above grade. The scale will be reduced along 1<sup>st</sup> Street. The street-level of the project will include a pool, fitness center, clubhouse, leasing office and four live/work units, which have been designed to add activation to First Street. The development will be approximately 62 feet in height along Rio Salado and approximately 50 feet in height (to parapet) along 1<sup>st</sup> Street. The project is mostly one and two bedroom units. A mix of three and four bedroom units would lower the density of the project but also lower the quality of the environment for the target audience of young professionals and empty nesters. Crescent Communities is proposing to provide 396 vehicular parking spaces, 10 more spaces than required by the zoning and development code.

	<b>Required</b>	<b>Proposed</b>
<b>Vehicular Parking</b>	389	404
<b>Bicycle Parking</b>	200	248

Crescent Rio was originally submitted in July of 2015 and was approved by the DRC on November 10, 2015. After receiving comments from the City of Tempe and surrounding neighbors, the previous submittal was withdrawn due to redesign time constraints. This submittal is a new, revised version of the previous submittal and we believe that this version takes into account the concerns from the neighbors and the City of Tempe with regards to height and density.

## GENERAL PLAN AMENDMENT

1. Written justification for the amendment should consider long-term and short-term public benefit and how the amendment, considering Land Use Principles, will help the city attain applicable objectives of the General Plan.

Although the site is outside of the Mill Avenue Hub, the site is very close to public transportation, ASU, Tempe Town Lake and the newly revitalized Farmer Arts District. This area is experiencing an unprecedented growth spurt along Rio Salado Parkway across from Tempe Town Lake that calls for greater density regulations for appropriate mixed-use projects. The addition of residents and live/work units due to the proposed Crescent Communities project – only possible with a General Plan 2040 Density amendment to High Density - will benefit the surrounding area now and in the future, boosting the economy and bringing a much needed young professional population to the region.

2. If the proposed amendment is only to the General Plan's text, there should be objective discussion of the amendment's long-term and short-term public benefit and the larger issue of its impact on the city attaining applicable objectives of the General Plan.

Because the amendment does not regard the General Plan text, just the General Plan 2040 Projected Density map, this question does not apply. The reclassification of the site, though, will benefit the City of Tempe as a whole as the increased density in the area will help revive the underutilized current GID area and help make it part of the vibrant, downtown core. Because the proposed Tempe Streetcar will be constructed in such close proximity to the proposed site, the increase in potential ridership will benefit the Tempe Streetcar, Valley Metro light rail and all of the businesses on Mill Avenue and the Farmer Arts District as well as the Lake District, Tempe Center for the Arts and ASU.

3. If the proposed amendment impacts the General Plan's Projected Land Use Map only, there should be objective discussion of the amendment's impact on the projected land use within a minimum of a half-mile of the property.

The proposed amendment for the construction of the Crescent Communities Rio project will not affect the General Plan Projected Land Use Map. We are requesting an amendment to the General Plan 2040 Projected Density Map – to change the site from Medium to High Density to High Density. The projected increase in density, when considering the unit mix will consist of studios, one- and two-bedroom units and the fact that the project is not aimed at students but at a more mature audience, will bring new residents to an up and coming neighborhood. Crescent Communities will build a project that reflects and compliments the surrounding neighborhood and brings needed live/work space to 1<sup>st</sup> Street. The increase in density will benefit the surrounding area, not hurt it. The Crescent Rio project will help complete the 1<sup>st</sup> Street streetscape by increasing the amount of pedestrian oriented retail/commercial. This will increase the amount of pedestrian and bicycle traffic in the area and the additional residents will help boost the commercial customer base.

4. With a proposed amendment to the General Plan Projected Land Use Map, the applicant/developer's written discussion on the proposed amendment should respond to the Land Use Principles in the Land Use Element of the General Plan. The principles are presented below, in a generalized request/response format:

a. Describe the public benefit of the proposed amendment in terms of increase/decrease in intensity and its impact on adjacent land uses versus the impact of the present land use designation

The proposed density amendment will benefit the surrounding area by creating a more dense population near important retail and entertainment destinations. The site has a General Plan



Projected Land Use of Mixed-Use so the General Plan Amendment to a higher density and Zoning Map Amendment to Mixed-Use High Density will help create a project that is appropriate for the area. The character of the surrounding neighborhood has changed with the development of newer apartment complexes and the creating of the Farmer Arts District.

b. Describe the public benefit of the proposed amendment in terms of impact on the city's infrastructure (i.e. water, sewer, utilities, streets, in terms of anticipated traffic generation, projected carrying capacity, projected volume, availability of transit, need for additional access, or city services such as fire and police staffing and response times, etc.) versus the impact of the present land use designation

As the City of Tempe is constructing of the Tempe Streetcar along Rio Salado Parkway, the proposed Crescent Rio project will not impact the infrastructure (with regards to traffic) and any way that is unprecedented or unusual. The site has a General Plan 2040 Land Use of Mixed-Use with implies that the City planned for redevelopment of the site. The increase in public transit and the increase in retail/entertainment services in the neighborhood will also help cater to the needs of the additional residents the Crescent Rio project will generate.

c. Describe the proposed development quality of life in terms of how its components reflect unique site design, building design, landscaping and parking; integrate or provide access between varied uses; deal creatively with multi-modal transportation; and reduce/eliminate physical barriers, as well as provide residential, employment, shopping and local services  
Crescent Communities is known for their high quality design with all of their projects. The Crescent Rio development will draw inspiration from the surrounding urban area, Tempe Town Lake, Tempe Center for the Arts and Mill Avenue. The proposed landscaping is desert in nature without being scarce and the implementation of the pedestrian and bicycle passageway will help with circulation and public transportation access and eliminate physical barriers. The mixed-use nature of the Crescent Rio development will provide residential, employment, local services and shopping for the neighborhood.

d. Describe the use of open space, parks or green belts, and how the development separates, as well as links, residential and nonresidential components, if the proposed development incorporates a residential component. If applicable, describe how the proposed development impacts existing parks

The development will link Rio Salado Parkway with 1<sup>st</sup> Street by implementing the pedestrian and bicycle passageway. Crescent Rio will also positively impact Tempe Beach Park and Tempe Town Lake by bringing new residents into close proximity. The Crescent Rio project itself will provide amenities for residents including pool, hot tub, BBQ, resident dog park and lounge areas that will lighten the load on the surrounding parks.

e. Describe the proposed development in terms of supporting regional and local transit objectives for arterial streets; implementing the goals and objectives of the transit plan; describe the internal street system in terms of supporting the above goals and objectives and incorporating uniquely designed transit facilities along the arterial streets

The Crescent Rio project will support local regional transportation such as the Valley Metro light rail and the proposed Tempe Streetcar. The addition of residents in the area will build ridership and the addition of the live/work component along 1<sup>st</sup> Street will bolster the destination vibe of 1<sup>st</sup> Street. The construction of the pedestrian and bicycle passageway will also help increase ridership and use of alternative modes of transportation. To help mitigate the impact of development, Crescent Communities will bear all costs related to a need for increased infrastructure capacity adjacent to the site.

f. Describe the proposed amendment in terms of effects on the school districts (enrollments and facilities)

The amendment will not have any negative effect on the Tempe School District.

g. Identify additional quality of life components of the proposal to justify an Amendment

The quality of life for Tempe residents will increase greatly with the construction of the Crescent Rio project. Many recent graduates from Arizona State University want to stay in Tempe but are limited in housing options. To help retain recent graduates, Crescent Rio will provide a sophisticated, non-student housing option for young professionals. Retaining the graduate class from ASU by providing non-student housing options near entertainment and retail destinations will improve the quality of life for all Tempe residents by boosting the tax base and increasing economic development.

## ZONING MAP AMENDMENT

Crescent Communities would like to rezone the subject site from General Industrial to High Density Mixed-Use (MU-4) based on a finding of consistency and conformance with the General Plan Goals and Objectives. The Vision of Tempe includes a city that is, “visually attractive and accessible by multiple modes of transportation,” is “comprised of and defined by vibrant mixed-use hubs” and is “a city with homes of distinctive quality and varied density.” Crescent Rio will implement the Elements of the General Plan 2040 as follows:

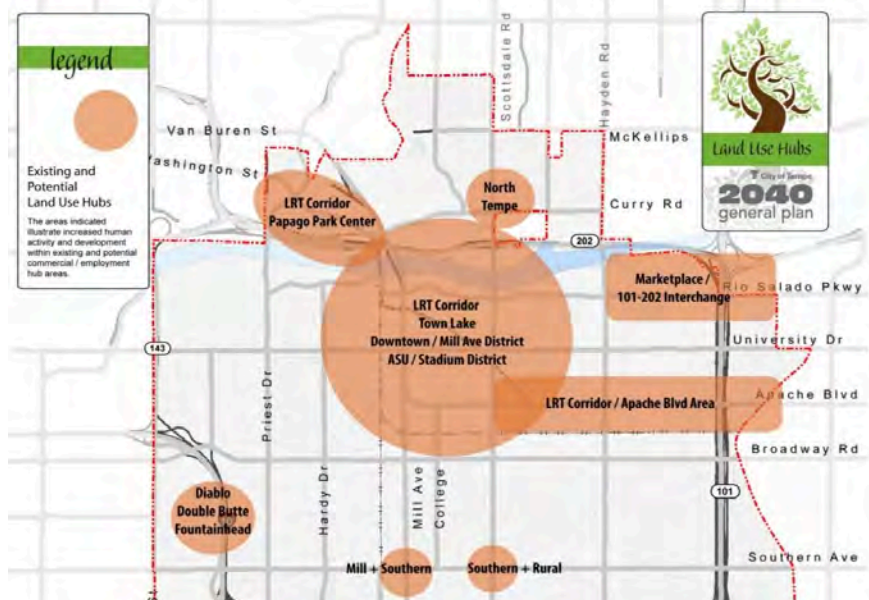
### Land Use Element

The proposed rezone of the Crescent Rio project is in conformance with the General Plan 2040 Proposed Land Use of Mixed-Use for the site. The rezone from General Industrial (GID) to High-Density Mixed-Use (MU-4) will create cohesion between the General Plan and the Zoning Code. The MU-4 zoning district has No Standard for density – the General Plan Amendment for density from Medium-High to High Density help further unify the site for both the General Plan 2040 and the City of Tempe Zoning and Development Code.

In addition to the cohesion of the General Plan 2040 to the zoning code, rezoning the Crescent Rio site helps the city meet the following Land Use Goals:

**LU<sub>1</sub>** – “Establish development of multiple hubs with higher density cores serving the surrounding neighborhoods as its mixed-use urban activity center.”

The new development will fit in with the other existing and planned high-density developments and uses near the Farmer Arts District and Mill Avenue. The project will be located in the LRT Corridor, Town Lake, Downtown/Mill Avenue District and ASU/Stadium District. The increased need for employees due to the State Farm project, Stadium District and new Mill Avenue development creates a need for employee housing that Crescent Communities Rio will fill.



**LU<sub>2</sub>** – “Promote land use patterns that encourage long-term sustainability”

Crescent Rio will bring high-density housing close to the urban core of downtown Tempe. The location of the project, within walking distance of the Valley Metro light rail, proposed Tempe Streetcar, ASU, Mill Avenue and Tempe Town Lake reduces the need for cars and promotes sustainable transportation options.

**LU<sub>6</sub> – “Promote compact, efficient infill development”**

A high-density multifamily, mixed-use housing development will promote the compact, efficient infill development the City of Tempe has described in the General Plan 2040.

**Community Design Element**

The Crescent Rio project can be considered “infill development” or “redevelopment.” Rezoning the site from General Industrial to Mixed-Use, High Density will allow for integration of a mixed-use project into a residential and entertainment/park and recreation district will help build the character area and integrate more residential life into the Tempe Town Lake area. Rio will integrate art into their proposed bicycle parking that will help define the character area with regards to Tempe Center for the Arts and Tempe Town Lake.

The project will ‘Integrate’ the site into 1<sup>st</sup> Street – Crescent will construct a pedestrian and bicycle passageway along the west side of the project for residents and non-residents for biking, walking and transit access. The site will create ‘Articulation’ by utilizing beautiful, interesting building façade with brick masonry, stone masonry, metal guardrails, storefront glazing, metal sunshades and a cement board wood look panels. These specific design innovations add human interest, quality, creativity and identity to the project. The rezoning of Crescent Rio will help Tempe reach the following Community Design Goals:

**CD<sub>1</sub> – “Create recognizable and usable “places”.”**

The Crescent Rio development will be a notable building with creative landscaping, building façade and accessibility that would not be possible if the site remained zoned GID.

**CD<sub>2</sub> – “Provide focal points”**

Crescent Rio’s design and elevation materials will provide many points of interest for pedestrians on both Rio Salado Parkway and 1<sup>st</sup> Street. The building entrance from Rio Salado Parkway will be well defined with a unique, u-shaped courtyard and ground floor lighting for an interesting, well-articulated development.

**CD<sub>4</sub> – “Encourage and enhance pedestrian movement”**

Crescent Communities plans on developing a pedestrian and bicycle passageway along the east side of the development that will allow for access between Rio Salado Parkway and 1<sup>st</sup> Street. This pedestrian access way does not currently exist but the rezoning of the site and development of the project will allow for the enhanced pedestrian movement.

**CD<sub>7</sub> – “Encourage mixed-use designs”**

Crescent Rio, after the rezoning of the parcel from General Industrial to High Density Mixed-Use will allow for the City to reach this design goal. The mixed-use component of the Crescent Rio project, along 1<sup>st</sup> Street, will contain four live/work units that will promote economic development in the area.

**CD<sub>9</sub> - “Promote sustainable design concepts”**

The site, as it currently sits, is mostly asphalt and parking. The north side of the site (City of Tempe parcels) is only asphalt with no landscaping. The rezoned, redeveloped site will include desert landscaping with indigenous plants that will help the site achieve a more sustainable footprint in Tempe.

**CD<sub>12</sub> – “Utilize the built environment to promote a healthy community and encourage active lifestyles”**

Redeveloping the site will help activate 1<sup>st</sup> Street and the construction of the pedestrian and bicycle passageway will help the city meet this goal. A passageway will promote walking, biking and public transit use, which can contribute to the healthy community.

**AE<sub>3</sub> – “Where possible, create multi-user access”**

By rezoning the site from an under utilized General Industrial district with industrial uses that do not benefit a large population of the City to MU-4, Crescent can further activate the site and in

addition to building the Rio project, will also construct a multi-user (pedestrian and bicycle) path that will allow for access between Rio Salado Parkway and 1<sup>st</sup> Street.

### **Historic Preservation Element**

Rezoning the subject site from GID to MU-4 will not affect the Historic Preservation Element of the General Plan 2040.

### **Neighborhood Preservation and Revitalization Element**

The Lakeshore Drive and 1<sup>st</sup> Street neighborhood has been established as a high-density residential area with the construction of Regatta Point and Pulte 525 on the east and west sides of the subject parcels. Including more residents and a mixed-use component into this established neighborhood will help boost the surrounding economies while respecting the small amount of single family housing across the street. Rezoning the site from General Industrial to High Density Mixed-Use will reach the following objective:

**NP<sub>3</sub>** – “Promote a healthy and safe neighborhood environment”

Rezoning the site, which will allow for the construction of Crescent Rio, will redevelop and revitalize the area. The site promotes alternative modes of transportation with the proximity to the light rail and potential Tempe Streetcar and other necessary daily activities such as ASU, Tempe Town Lake and the Farmer Arts District.

### **Redevelopment Element**

The Redevelopment Element goal is to “Sustain or maximize the efficiency of land uses within areas of stagnation or decline by promoting the greatest economic, social and cultural potential.”

Rezoning and redeveloping the site, currently a large parking area for industrial uses to a mixed-use residential and live/work development will maximize the efficiency of use for the land by providing an inviting live/work atmosphere near Tempe Town Lake, close to Mill Avenue and the Farmer Arts District. Rezoning the site will facilitate the following goals:

**RED<sub>1</sub>** – “Encourage reinvestment, rehabilitation, redevelopment or reuse”

Rezoning the Crescent Rio site will allow for reinvestment and redevelopment of the site. The GID zoning category is no longer appropriate for the site with the construction of the Valley Metro Light Rail and the proposed Tempe Streetcar – the site should be mixed-use and Crescent Rio will help redevelop the area.

### **Housing Element**

As stated in the General Plan 2040, “Approximately 58 percent of the land in Tempe is developed with or targeted for single family housing,” and only “...nine percent of the residential land in Tempe...” is midrise or high-rise multi-family housing. In order to provide a variety of choices for Tempe residents, Crescent Communities would like to rezone the site to build a 4 and 5-story (midrise) development. This will fulfill the following objectives:

**H<sub>1</sub>** – “Support housing development that meets the needs of the disabled, those with special needs, older adults and those aging in place”

The Crescent Rio project will build according to ADA standards and will include accessibility features throughout the entire development.

**H<sub>10</sub>** – “Encourage development of needed housing in close proximity to transit, employment and services”

The site’s proximity to public transportation and recreational/entertainment/educational facilities will help fulfill this objective. The high-density housing component will put people close to where they need to go and close to convenient modes of transportation.

### General Plan Amendment (note the criteria)

Please see the General Plan Amendment section above.

### Economic Development Element

The rezoning of the site and the development of the Crescent Rio project will create jobs by allowing for a live/work component in a high-density project. The new project and the redevelopment of the site will help reach the following objectives:

**ED<sub>2</sub>** – “Develop an increased tax base”

The rezoning from an underutilized industrial site to a high-density, mixed-use development will increase the tax base, attract more residents to Tempe and increase the property value.

**ED<sub>3</sub>** – “Promote a sustained improvement in the standard of living and quality of life for all residents”

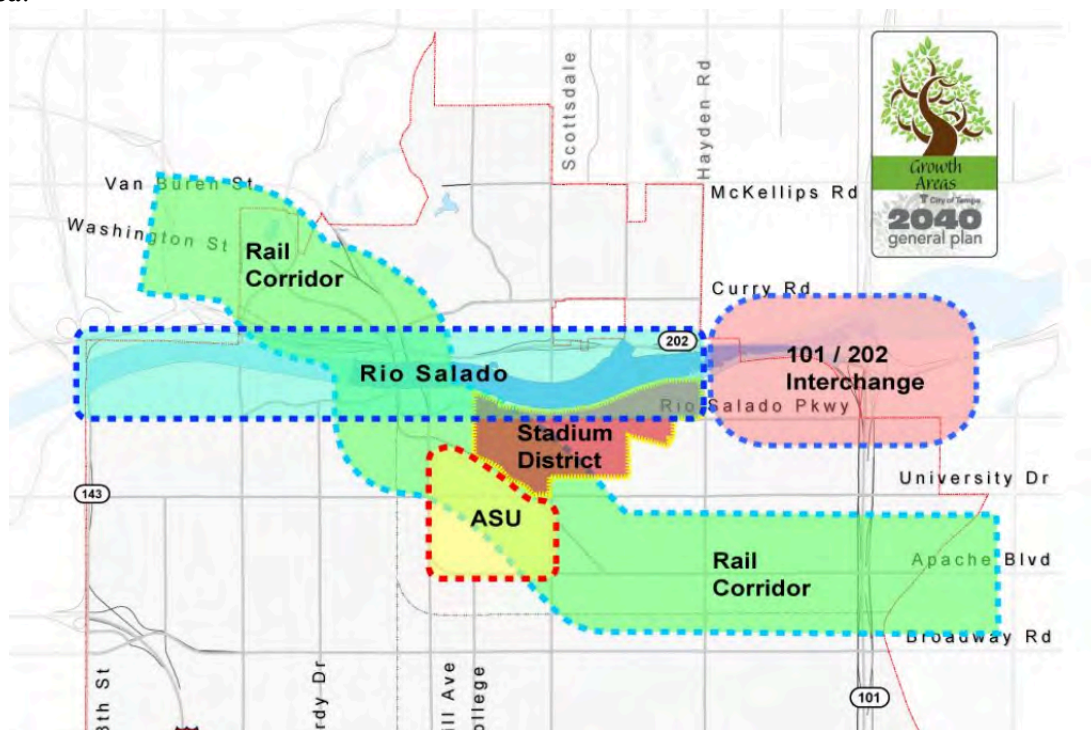
The increase in residents in this area, close to Tempe Town Lake, Mill Avenue and Farmer Arts District will help draw in business and tax dollars to the area. Giving people who work in Tempe the option to also live in Tempe and therefore, spend their tax dollars in Tempe will boost economic development.

**ED<sub>5</sub>** – “Attract businesses and employers that provide jobs paying wages at or above the regional average”

Rezoning the site from GID to MU-4 will allow for Crescent to redevelop the site. The increase is attractive, new, creative living space will help draw in higher end employers to the City of Tempe. Providing an attractive housing option such as Crescent Rio with close proximity to public transportation options and the surrounding amenities will help keep graduating ASU students in Tempe and contributing to the workforce.

### Growth Area Element

The proposed site is located in *both* the Rail Corridor Growth Area and the Rio Salado Growth Area:



Rezoning the site from GID to MU-4 will help the City of Tempe reach their goal to build the area as an employment, retail and high-density residential hub. According to the General Plan 2040, “Between 2010 and 2040, an estimated 55,000 persons will be added to Tempe...” yet, “Housing units within Tempe are projected to reach 91,000 units by 2040, an increase of more than 18,000 units over 30 years.” There will be a deficit of approximately 30,000 housing units per jobs created in Tempe. Rezoning the site from GID and redeveloping the parking lot dominated business on 1<sup>st</sup> Street at the site will allow for Crescent Rio to provide some of the housing that the City projects will be necessary to accommodate projected job growth. The unique location of the site in both the Rio Salado Growth Area and the Rail Corridor Growth Area makes the site a prime candidate for redevelopment and mixed-use development.

**RS<sub>5</sub>** – “Develop and use Rio Salado to improve regional quality of life”

The Crescent Rio proposed project and new pedestrian and bicycle passageway along the east side of the project will promote public accessibility and expand bike and walking paths in an appropriate location (linking Rio Salado Parkway to 1<sup>st</sup> Street).

**RC<sub>1</sub>** – “Focus mixed use development near rail investments to support reduced transportation costs for residents and, in turn, produce increased transit ridership”

Rezoning the Crescent Rio site from General Industrial to High-Density Mixed-Use will allow for this site to reach this objective. The live/work component of Crescent Rio near the Valley Metro light rail and the proposed Tempe Streetcar will reduce transportation costs for residents and will also increase public transportation ridership.

**RC<sub>2</sub>** – “Create a walkable community enhanced by rail transit”

The Crescent Rio development will have four live/work units on the ground floor that will help activate the area and create a pedestrian friendly environment. In addition, Crescent will build a pedestrian and bicycle passageway from Rio Salado Parkway to 1<sup>st</sup> Street – available to all Tempe residents. This passageway will provide more than adequate desert landscaping and shade trees to make the area walkable.

**RC<sub>6</sub>** – “Maintain high design standards in landscape and building treatments”

The Crescent Rio project will include high quality building materials and landscaping. The site will feature a mixture of metal, grey, white and charcoal stucco, brick and stone masonry and the landscaping will consist of Desert Willow, Desert Museum Palo Verde, Foothills Palo Verde, Honey Mesquite, Date Palm and Rio Salado Mesquite trees.

**RC<sub>8</sub>** – “Sustain the Mill Avenue District as a regional destination”

The development of the site for Rio Crescent and the rezoning of the site from GID to MU-4 will facilitate the implementation of the Tempe Streetcar by providing increased ridership numbers along Rio Salado. The project will also provide for additional Streetcar destinations with the completion of the live/work units.

**RC<sub>12</sub>** – “Continue investment consistent with the public investment in transit and reflective of transit-oriented design and development”

The requested rezoning of the site will increase the utilization of the underdeveloped GID parcels on the arterial street of Rio Salado Parkway with the high-density transit oriented Crescent Rio. Including the live/work mixed-use component will give future residents and business owners business options and create a desirable walkable urban neighborhood.

**RC<sub>13</sub>** – “Enhance area quality of life for existing and future residents”

The construction of Crescent Rio will improve the quality of life for Tempe residents – the site will underground utility lines, be aesthetically pleasing and have a welcoming pedestrian front and improve bicycle and pedestrian flow with the inclusion of the passageway along the east side of the project. Crescent Rio will provide former ASU students and those who can not afford to purchase a home with a housing option that will allow them a greater quality of life than living in student housing.

**RC<sub>14</sub>** – “Promote desirable reuse of land”

One of the strategies to meet this objective is to increase residential and transit development – the Crescent Rio project will not only redevelop a GID site but it will also increase residential uses in Tempe and support both the Valley Metro light rail and the Tempe Streetcar.

### **Cost of Development Element**

The development of the Crescent Rio project will not put any excess stress on the existing infrastructure that will not be covered by development taxes. The area is highly accessible by an arterial street – Rio Salado Parkway – and many different public transportation opportunities that will lessen the impact of new residents on the infrastructure.

### **Pedestrian and Bicycle Element**

Crescent Rio will be mixed-use and high density near the Tempe urban core. The proximity to many different public transportation options will embrace the objectives of the General Plan 2040, such as improving the pedestrian network by providing live/work opportunities on the ground floor on 1<sup>st</sup> Street and encouraging bicycle and pedestrian traffic near, through, to and from the development with the construction of the pedestrian and bicycle passageway providing access from 1<sup>st</sup> Street to Rio Salado Parkway.

**PN<sub>2</sub>** – “Provide convenient and safe pedestrian access to destinations to promote neighborhood sustainability”

The Crescent Rio project will help add to the Pedestrian and Bicycle Network by providing safe travel options near residents’ homes, work and recreational destinations. The shaded passageway leading from 1<sup>st</sup> Street to Rio Salado Parkway, combined with the proposed bike racks along 1<sup>st</sup> Street near the live/work units will help keep Tempe a 20-minute city and will encourage biking, walking and public transit use. The pedestrian and bicycle passageway will connect two streets with bike paths/lanes (including 1<sup>st</sup> Street, which is classified as a Green Street) and help Tempe increase accessibility.

**PN<sub>4</sub>** – “Increase pedestrian accessibility and enhance the pedestrian environment with engaging and interesting experiences for pedestrians”

Rezoning the Crescent Rio site will allow Crescent Communities to build their mixed-use development and it will also allow for the construction of the pedestrian and bicycle passageway which will create an accessible environment for Tempe residents to move from Rio Salado Parkway to 1<sup>st</sup> Street. This will improve the shaded pedestrian network.

**B<sub>1</sub>** – “Provide safe and convenient access between neighborhoods and schools, parks, shopping, transit, employment, and other destinations”

The rezoning of the site will create a diversity of land use with the implementation of the live/work units on 1<sup>st</sup> Street in Crescent Rio. The connection of the pedestrian and bicycle passageway will also help meet this objective by “Ensuring walkable and bikeable connecting streets and paths that contribute to a healthy lifestyle.”

**B<sub>4</sub>** – “Improve the bikeways network”

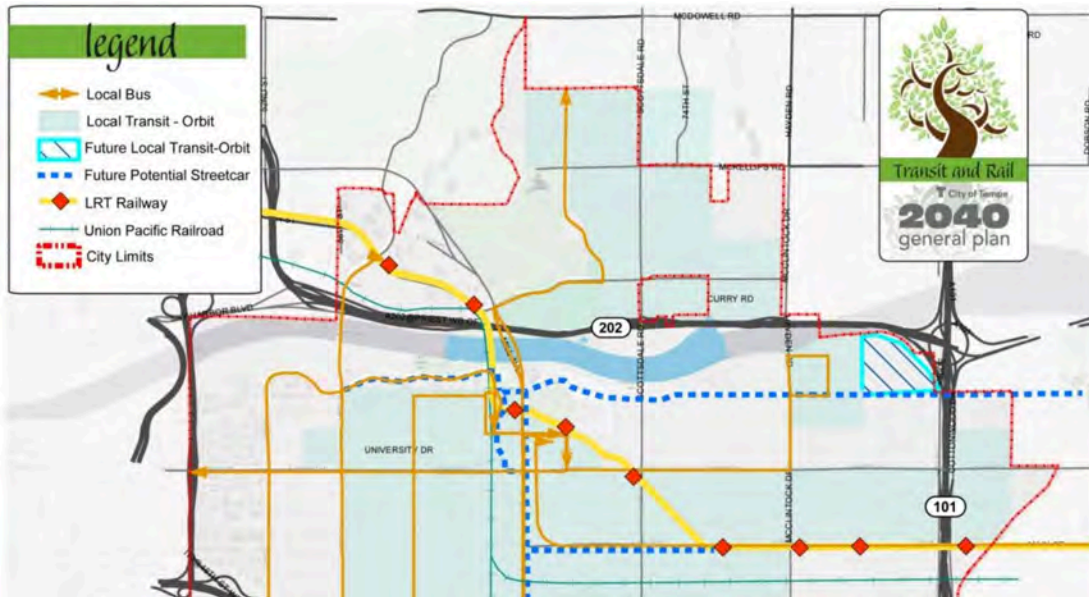
Rezoning the Crescent Rio site will allow for Crescent Communities to help Tempe improve the bike network. The pedestrian and bicycle passageway will reduce barriers to bike travel and create an additional passageway connecting two important Tempe streets. This will fill the a gap in the bikeways system.

### **Transit Element**

The proposed project is located near the Potential Commuter Station where the future Streetcar and existing light rail will meet and is serviced by the Orbit buses, and local Valley Metro buses. This site is near a valuable transportation and should be rezoned from General Industrial to High Density Mixed-Use (MU-4) to take advantage of the transportation opportunities. The Crescent Rio site is



located on both the local bus route, in the local transit (Orbit) zone, near the Valley Metro light rail and near the future Tempe Streetcar proposed route:



### Travelways Element

The proposed site will back an arterial street – Rio Salado Parkway and front a collector street – 1<sup>st</sup> Street. The Crescent Rio site is also very close to the Freeway 202 and Sky Harbor Airport. There are multiple transportation options for the traffic drawn to the live/work element of the Crescent Rio project.

### Parking and Access Management

The site will be adequately parked for residents and customers of the live/work units. Crescent Rio will provide the pedestrian and bicycle access way to help mitigate vehicular traffic issues along Rio Salado Parkway and 1<sup>st</sup> Street.

### Aviation Element

The proposed Crescent Rio will be in close proximity to Phoenix Sky Harbor Airport and the key location will provide residents many different options for public transportation to the airport. The site is less than half a mile from the Valley Metro light rail which provides direct transit to the airport. A rezoning is appropriate for the Crescent Rio project as it is a prime area that would benefit from a high-density transit oriented development.

**A<sub>1</sub>** – “Encourage regional approaches to aviation transportation, while recognizing the regional role of Phoenix Sky Harbor International Airport”

Rezoning the existing GID site to a MU-4 use and density will help promote the proximity to the Sky Harbor Airport and give Tempe residents the option to live in an easily accessible public transit area for airport travel. The residential element of Crescent Rio will help Tempe meet this objective by reducing vehicular travel to the airport and instead promote public transit to the airport – through the Valley Metro light rail – which will reduce the environmental impact of the airport.

### Conservation Element

All of Crescent Communities developments are built and designed to be Bronze Certified NGBS Green.

**ER<sub>4</sub>** – “Encourage energy and resource conservation as part of all development”

The Crescent Rio development will implement the following to reach energy and resource conservation goals:

- A construction waste plan implemented with a goal to recycle or salvaging a minimum of 50% by weight of construction waste.
- High-efficacy lighting – A minimum of 50% of the total hard-wired lighting fixtures or bulbs in those fixtures, qualify as high efficacy or equivalent.
- Roofing material will be highly reflective white, TPO membrane to reduce heat load on the building.
- Windows and Exterior doors will meet or exceed a U-Factor of .65 and a SHGC rating of .30
- All air conditioner and heat pump unit will exceed a cooling efficiency of 14 SEER
- Refrigerator, dishwasher and the washing machine will be Energy Star rated.
- 3<sup>rd</sup> party onsite inspection will be conducted to verify
  - Ducts are installed in accordance with ICC, IRC or IMA and all ducts are sealed
  - Building envelope air sealing is installed
  - Insulation is installed according to Grade 2 standards
  - Windows and doors are flashed, caulked and sealed in accordance with manufacturer’s instructions an NGBS specs.
- Showerheads shall be limited to 1.5 – 2.5 GPM, water closets shall be limited to 1.28 gallons per flush.
- Drip irrigation will be installed for all planting beds.
- Evapotranspiration based irrigation controller with a rain sensor or soil moisture sensor will control all irrigation.
- Fireplaces will not be installed in any units.
- All composite wood used in wood cabinets will be CARB Composite Wood Air Toxic Contaminant Measure Standard or equivalent as certified by a 3<sup>rd</sup> party.
- Exhaust Fans will be Energy Start certified

**Land Element**

The Crescent Rio development site is not in a Brownfield site. Crescent Communities promotes recycling for all of their residential developments. The Crescent Rio project will include recycling options for all residents.

**SWR<sub>1</sub>** – “Reduce the amount of solid and hazardous waste sent to landfills”

In addition to implementing a recycling program on the site for residents, during construction a plan will be applied to recycle or salvage a minimum of 50% by weight of the construction waste.

**Environmental Planning Element**

The proposed Crescent Rio project will help Tempe meet their Environmental Planning Element goal by utilizing objective two – to reduce the number of vehicle miles traveled locally and regionally. The location of the site near downtown Tempe, Farmer Arts District, Tempe Town Lake, the light rail and ASU will help residents choose environmentally friendly transit options, such as walking, biking and public transit. This will improve air quality through the following strategies and objectives:

**AQ<sub>2</sub>** – “Reduce the number of vehicle miles traveled locally and regionally”

By including the live/work component in the rezoned project, Crescent Rio will help reduce the number of miles residents travel. The site will be more appropriately used as a residential project than an industrial site considering the proximity of the site to the Valley Metro light rail, the

proposed Tempe Streetcar, Farmer Arts District (including the Madison Improvement Club, Over Easy, Culinary Dropout, and The Lodge). The reduced number of trips and distance traveled by residents to reach daily necessities is a key factor in the rezoning of the site and the construction of the Crescent Rio project. To further reach this objective, Crescent Rio plans to construct a pedestrian and bicycle passageway connecting Rio Salado Parkway and 1<sup>st</sup> Street.

**AQ<sub>4</sub>** – “Promote pollen sensitive landscape treatment”

The landscaping on the Crescent Rio site will be appropriate, water sensitive desert landscaping and approved by the City of Tempe. Crescent Rio will utilize many different desert trees and conserve water, provide shade and reduce pollen such as Desert Willow, Desert Museum Palo Verde, Foothills Palo Verde, Honey Mesquite, Date Palm and Rio Salado Mesquite – these trees will help also reduce ambient temperature. The increase in landscaping on the site from the current parking lot and asphalt dominated General Industrial use will help reduce the ambient temperatures in the area. In addition, the rezoning of this parcel from GID to MU-4 will also help control the ambient temperature of the site. The increased landscaping percentage and covered ground level parking (podium) will help ease the urban heat island effect.

**AT<sub>1</sub>** – “Consider ambient temperature reduction within development, energy and water resources policies and programs”

The roofing material will be highly reflective white and TPO membrane, which will reduce the heat load of the building and to further reduce the amount of heat produced and used by the building, fireplaces will not be installed in any units. Water resources will be conserved with an environmentally conscious landscape palette.

#### **Water Resources Element**

The Crescent Rio site will include xeriscaping land water sensitive plants such as Desert Willow, Desert Museum Palo Verde, Foothills Palo Verde, Honey Mesquite, Date Palm and Rio Salado Mesquite trees. At this time, Crescent Rio will not be utilizing stormwater saving.

#### **Open Space Element**

The Crescent Rio rezoning will not negatively affect the amount of public or private open space in Tempe.

#### **Recreation Element**

Crescent Communities provides recreation for residents in the form of a swimming pool, fitness center, indoor and outdoor lounge areas and access to entertainment areas that will alleviate additional stress on the Tempe public parks with the increase of residents in the area. In addition, the Crescent Rio site is directly across from Tempe Town Lake and will bring new residents and awareness to the public services Tempe provides its residents.

#### **Public Art and Cultural Amenities Element**

The live/work component to the Crescent Rio site could potentially be used as artistic space or galleries. The proximity to the Tempe Center for the Arts will help highlight the events Tempe promotes for residents and could bring business to Tempe and the Tempe Center for the Arts.

#### **Public Buildings and Facilities Element**

Not applicable to the Crescent Communities Rio rezoning.

#### **Public Services Element**

Not applicable to the Crescent Communities Rio rezoning.

#### **Municipal Court Element**

Not applicable to the Crescent Communities Rio rezoning.

**Safety Element**

The new development will be in conformance with Fire Code, Building Codes and Tempe Safety Codes.

## PLANNED AREA DEVELOPMENT OVERLAY

*A. Identify and provide justification for the specific modification(s) to the general development standards;*

The development standards for the MU-4 district are mostly undefined in the City of Tempe Zoning and Development Code. The proposed rezone from GID to MU-4 requires a PAD Overlay. For this overlay, we have included a chart below detailing the proposed standards.

The proposed project seeks MU-4 zoning which does not have standards. Instead, we are proposing standards for the Crescent Rio site.

*B. Explain how the PAD Overlay District accommodates, encourages, and promotes innovatively designed developments involving residential and/or nonresidential land uses, which form an attractive and harmonious unit of the community;*

These proposed PAD Overlay standards are appropriate for the site given the urban context along 1<sup>st</sup> Street and the lakefront proximity in an industrial neighbored by a residential district. Crescent Communities will not build a student housing development but seeks to focus on the young professional and empty-nester population. Accordingly, the dwelling unit per acre measure of density is not representative of our actual density as the majority of our dwelling units will be one-bedroom units as opposed to three or four bedroom units, which would house many more residents in the same density.

As the project is proposed, Crescent Rio will only have **279** bedrooms. If each bedroom contained one person, the density of people in Crescent Rio, with a lower density of du/acre would be increased dramatically.

*C. Describe how the PAD Overlay District is deemed appropriate or necessary, and traditional zoning regulations are replaced by performance considerations to fulfill the objectives of the General Plan.*

This PAD District Overlay is not replacing any zoning standards for the MU-4 zoning district – the MU-4 zoning district (as shown below) mostly states “No Standard” and requires the PAD Overlay. With the amendment of the General Plan for Projected Density and our rezone from a GID to MU-4 zoning district, the proposed standards are appropriate and necessary for Crescent Communities to deliver the best product possible and include the design standards they are known for.

	<b>GID Standards</b>	<b>MU-4 Standards</b>	<b>PAD Overlay Standards</b>
Density (du/acre)	No Standard	No Standard	65 du/acre
# of Bedrooms	--	--	279
Building Height	35 feet	No Standard	62 feet, 6 inches
Maximum Lot Coverage	No Standard	No Standard	64%
Minimum Landscape Area	10%	No Standard	27%
Front Setback (Rio Salado)	25 feet	No Standard	10 feet

Side Building Wall Setback (West)	0 feet	No Standard	10 feet
Side Building Wall Setback (East)	25 feet	No Standard	10 feet
Side Street Parking Setback	20 feet	20 feet	NA
Rear Building Wall Setback (1 <sup>st</sup> Street)	0 feet	No Standard	7 feet

## DEVELOPMENT PLAN REVIEW

*1. Placement, form, and articulation of buildings and structures provide variety in the streetscape;*

The development aims to add a refined building presence to Rio Salado Parkway and 1<sup>st</sup> Street. The placement and structure of the building will provide great variety on both streetscapes (Rio Salado Parkway and 1<sup>st</sup> Street), with varied heights in the building façade, varying materials at the ground floor, and no parking directly adjacent to the streetscape. The building will feature a five level parking garage wrapped by wood-frame construction on three sides in order to minimize its physical presence. Additionally, the frontage on 1<sup>st</sup> Street will feature a live/work component which will be at pedestrian level. This will articulate and enliven the building at a pedestrian scale.

*2. Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort;*

The Crescent Rio development will be built to NGBS Bronze certification. This will include a construction waste recycling and salvage program, heat resistant roofing, energy efficient doors and windows, and Energy Star rated appliances. The desert-landscaping palette will not only reduce water use but also will help mitigate the heat island effect, therefore reducing heat absorption into the building. The vast majority of on-site parking will occur in a five level structure which will further reduce on-site heat gain.

*3. Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings;*

The building materials are of superior quality and are varied in a way that will provide a visually interesting, detailed facade. The design incorporates elements of resort architecture and regional materials - primarily three-coat stucco, wood-look accents, and block masonry.

*4. Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings;*

The building and the landscaping will be properly scaled. The building frontage along 1<sup>st</sup> Street will be well scaled to the existing context, as Crescent Rio intends to present a pedestrian-oriented streetscape that will compliment the neighborhood to the south.

*5. Large building masses are sufficiently articulated so as to relieve monotony and create a sense of movement, resulting in a well-defined base and top, featuring an enhanced pedestrian experience at and near street level;*

Crescent Communities prides themselves in a creative and innovative design process. The building will reflect this mindset – exterior finishes will relieve monotony and complement the existing architectural and landscape context. The design features a significant setback from Rio Salado Parkway and will include a robust landscape buffer. Finally, a majority of the building will consist of four levels of wood-frame construction and thus will not overpower the adjacent neighborhood or existing streetscape.

*6. Building facades provide architectural detail and interest overall with visibility at street level (in particular, special treatment of windows, entries and walkways with particular attention to proportionality, scale, materials, rhythm, etc.) while responding to varying climatic and contextual conditions;*

The building facades will reflect Tempe's built environment while keeping in mind an appropriate pedestrian scale. The project will connect existing pedestrian pathways to the new development, including direct connections to ground floor dwelling units along 1<sup>st</sup> street. Façade articulation will include elevation transitions between the first and second levels in order to emphasize the pedestrian level.

*7. Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage;*

The project is located directly adjacent to a Valley Metro transit stop. In addition, the project will connect to existing pedestrian access. Finally, electric vehicle charging stations will be provided for residents and their guests.

*8. Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses;*

The vehicular circulation plans will minimize conflicts with pedestrians. Consolidating the vast majority of parking in a single structure will help keep pedestrians safe from potential conflicts with traffic. In addition, all guests will arrive at the Rio Salado entrance in order to minimize vehicular traffic along 1<sup>st</sup> Street.

*9. Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance;*

The Crescent Rio development will appropriately integrate Crime Prevention Through Environmental Design principles as suggested in the City of Tempe Zoning and Development Code. Measures include high natural surveillance through ground-floor presence and activity, well-considered access control at building ingress/egress points, activity support along all outdoor areas/facades of the development, clear boundaries of territoriality between public and private zones, and a high degree of building and site maintenance.

*10. Landscape accents and provides delineation from parking, buildings, driveways and pathways;*

The appropriate desert landscaping planting scheme will create a pedestrian/bicycle barrier from vehicles on the project. The landscaping in the center island of the entry drive, the areas outlining the pedestrian path from Rio Salado Parkway to the leasing office, and the main building entrance will help protect pedestrians from vehicular conflict. The south side of Crescent Rio will have shade landscaping near the bike racks for guests and live-work customers/clients. The minimization of drive aisles into the development will help reduce pedestrian exposure to vehicles.

*11. Signs have design, scale, proportion, location and color compatible with the design, colors, orientation and materials of the building or site on which they are located; and*

Crescent Rio will follow City of Tempe guidelines with regards to monument and building signs. Signage will be appropriately scaled and will relate to the design characteristics of the development.

*12. Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects.*

The proposed building and site lighting will be compatible with the surrounding neighborhood, buildings and uses. The lighting will create as safe of an environment as possible, without creating any nuisance or disturbance to surrounding areas.



# PLANNED AREA DEVELOPMENT OVERLAY FOR CRESCENT RIO

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE  
GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

## ACKNOWLEDGEMENT

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED \_\_\_\_\_ WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL

BY: \_\_\_\_\_ NOTARY PUBLIC MY COMMISSION EXPIRES \_\_\_\_\_

CRESCENT COMMUNITIES

BY: \_\_\_\_\_ OWNER \_\_\_\_\_ DATE \_\_\_\_\_

## LEGAL DESCRIPTION

LOTS 13E AND 14E, STATE PLAT 12 AMENDED, ACCORDING TO THE PLAT OF RECORD IN BOOK 69 OF MAPS, PAGE 38 MARICOPA COUNTY RECORDER, ALL BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AND

A 0.532-ACRE PARCEL PROPOSED TO BE PURCHASED FROM THE CITY OF TEMPE BEING THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA WHICH LIES BETWEEN THE NORTHERLY PROPERTY LINES OF LOTS 13E AND 14E OF STATE PLAT NO. 12 AMENDED, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA RECORDED IN BOOK 69 OF MAPS, PAGE 38 AND SOUTHERLY OF THE EXISTING WATER LINE EASEMENT RECORDED DOCKET 10150, PAGE 863, RECORDS OF MARICOPA COUNTY, ARIZONA AND WHICH ALSO LIES BETWEEN THE NORTHERLY PROLONGATION OF THE EAST LINE OF SAID LOT 13E AND THE NORTHERLY PROLONGATION OF THE WEST LINE OF SAID LOT 14E OF SAID STATE PLAT NO. 12 AMENDED.

## APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

## OWNER/DEVELOPER

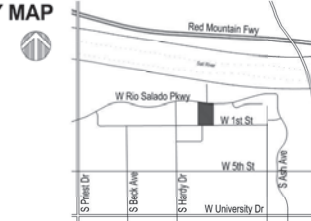
CRESCENT COMMUNITIES  
6400 S FIDDLERS GREEN CIRCLE, SUITE 1800  
GREENWOOD VILLAGE, CO 80111  
CONTACT: SCOTT MAKEE  
PHONE: 720.360.3682  
EMAIL: SMAKKEE@CRESCENTCOMMUNITIES.COM  
CRESCENTCOMMUNITIES.COM

## PROJECT DATA

ZONING DISTRICT(S) AND OVERLAY(S)	PAD PROPOSED																																								
MU4(PAD)(ROSD)																																									
<b>GENERAL PLAN LAND USE</b>	MIXED USE																																								
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<b>SITE AREA</b>	139,263 SF OR 3.20 ACRES																																								
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<b>BUILDING LOT COVERAGE</b>	89,410 SF BLDG. COVERAGE / 139,236 SF LOT AREA = 64% LOT COVERAGE																																								
<b>BLDG LOT COVERAGE TO R.O.W.</b>	89,410 SF BLDG. COVERAGE / 158,267 SF LOT AREA = 57% LOT COVERAGE																																								
<b>LANDSCAPE COVERAGE</b>	20,208 SF LANDSCAPE COVERAGE / 139,236 SF LOT AREA = 15% LANDSCAPE																																								
<b>LANDSCAPE COVERAGE TO R.O.W.</b>	33,021 SF LANDSCAPE COVERAGE / 158,267 SF LOT AREA = 21% LANDSCAPE																																								
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<b>USES</b>	<p>MULTI-FAMILY &amp; LIVE-WORK</p> <p>Multi-Family = 249,342 Gross SF Live-Work = 3,909 Gross SF Parking Structure = 115,558 Gross SF</p>																																								

## SITE VICINITY MAP

PROJECT ADDRESS:  
700 West 1st Street  
Tempe, AZ 85281



## CONDITIONS OF APPROVAL:



**DAVIS  
PARTNERSHIP  
ARCHITECTS**

Denver | 2501 Blake Street, Suite 100  
Denver, CO 80205  
303.961.8555

Project No. 16504.00  
Project Contact: Phil Fossen  
Email: Phil.Fossen@davispartnership.com

Principal: Brit Probst

Developer

Crescent Communities

6400 S Fiddlers Green Circle,  
Suite 1800  
Greenwood Village, CO 80111  
720.360.3685  
crescentcommunities.com

Project Name

**CRESCENT RIO**  
700 WEST 1ST STREET  
TEMPE, AZ 85281



Drawing Name

**PAD COVER  
SHEET**

Submission Date: 05/25/2016

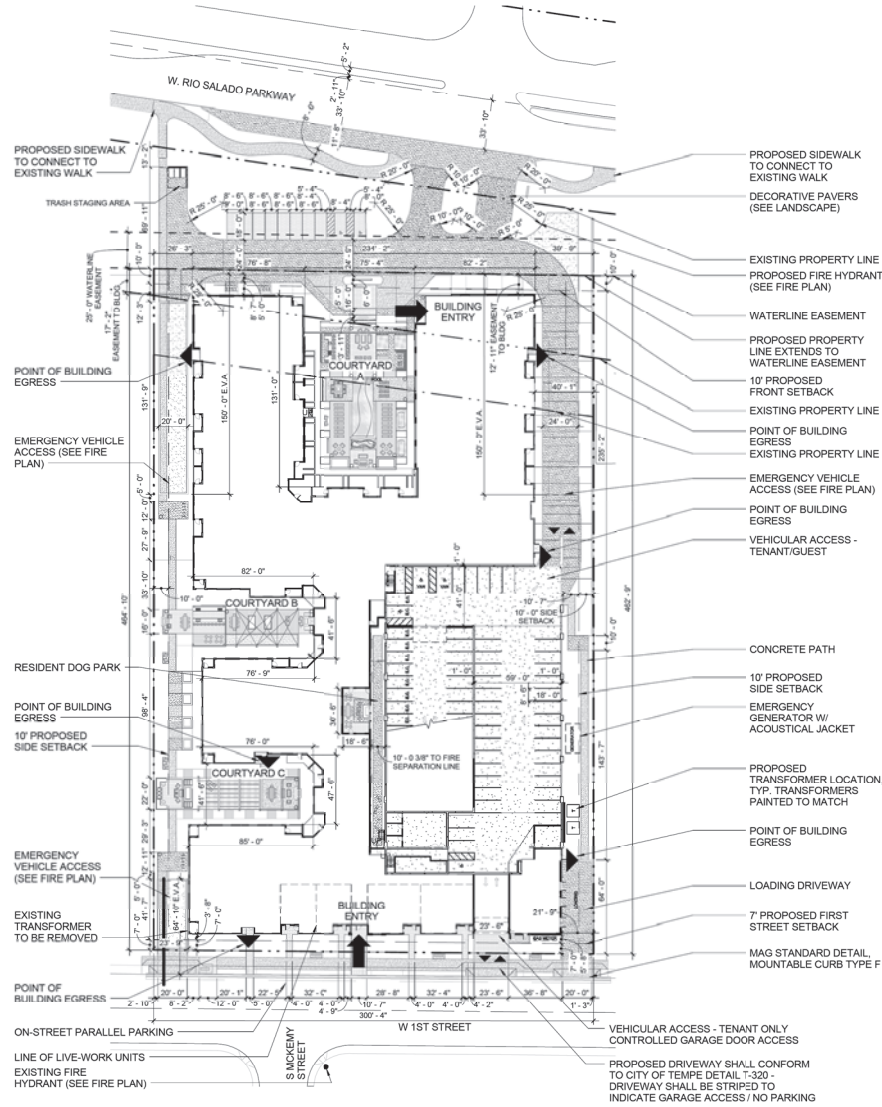
**A0.01**

CRESCENT RIO - PLANNED AREA  
DEVELOPMENT OVERLAY

# PLANNED AREA DEVELOPMENT OVERLAY FOR CRESCENT RIO SITE PLAN

The proposed site plan modifies the existing entitlements for this site with a proposed new Planned Area Development, based on the design presented within this plan dated May 25, 2016.

ZONING DISTRICT(S) AND OVERLAY(S) TABLE 4-204 GID(ROSD)	ZDC STANDARDS FOR DISTRICT	PAD PROPOSED	MU4(PAD)(ROSD)
<b>GENERAL PLAN LAND USE</b>	GID - GENERAL INDUSTRIAL DISTRICT W/ RIO SALADO OVERLAY	MIXED USE (MU-4)	
<b>GENERAL PLAN 2040 DENSITY</b>	MEDIUM TO HIGH DENSITY (UP TO 25 DU/AC)	HIGH DENSITY (UP TO 65 DU/AC)	
<b>SITE AREA</b>	139,263 SF OR 3.20 ACRES	139,263 SF OR 3.20 ACRES	
<b>SITE AREA TO R.O.W.</b>	158,267 SF OR 3.63 ACRES	158,267 SF OR 3.63 ACRES	
<b>DWELLING QUANTITY</b>	NS (NO STANDARD)	209 DWELLING UNITS	
		Live-Work = 4	
		Studio = 17	
		1 Bedroom / 1 Bath = 118	
		2 Bedroom / 2 Bath = 70	
<b>DENSITY</b>	NS	65 DU/AC	
<b>DENSITY TO R.O.W.</b>	NS	58 DU/AC	
<b>BUILDING HEIGHT</b>	35'	62'-6"	Building height measured per IBC is 62'-0". Zoning height of 62'-6" is measured from curb to highest point of roof, including any parapet.
<b>BUILDING LOT COVERAGE</b>	NS	89,410 SF BLDG. COVERAGE / 139,236 SF LOT AREA = 64% LOT COVERAGE	
<b>BLDG LOT COVERAGE TO R.O.W.</b>	NS	89,410 SF BLDG. COVERAGE / 158,267 SF LOT AREA = 57% LOT COVERAGE	
<b>LANDSCAPE COVERAGE</b>	10% MINIMUM	20,208 SF LANDSCAPE COVERAGE / 139,236 SF LOT AREA = 15% LANDSCAPE	
<b>LANDSCAPE COVERAGE TO R.O.W.</b>	10% MINIMUM	33,021 SF LANDSCAPE COVERAGE / 158,267 SF LOT AREA = 21% LANDSCAPE	
<b>BUILDING SETBACKS</b>			
<b>FRONT (North Property Line)</b>	25'	10'	
<b>SIDE WEST (Adjacent Parcel)</b>	0'	10'	
<b>SIDE EAST (Adjacent Parcel)</b>	0'	10'	
<b>REAR (South PL, First Street)</b>	0'	7'	
<b>VEHICLE PARKING QUANTITY</b>	389 SPACES REQUIRED	404 SPACES PROVIDED 385 Structured Parking 10 Off-Street Surface Parking 9 On-Street Parallel Parking	
	<b>Live-Work Parking Required:</b> 3,909 SF of Live-Work 1 space per 300 sf = 14	<b>Accessible Parking Required:</b> Live-Work: 2% of 14 = 1 space (1 van) Resident: 2% of 334 = 7 spaces (5 + 2 van) Guest: 2% of 41 = 1 space (1 van) Total Required = 9 spaces (5 + 4 van)	
	<b>Residential Parking Required:</b> Studio 17 units @ 1.0 per unit = 17 1 Bed / 1 Bath 118 units @ 1.5 per unit = 177 2 Bed / 2 Bath 70 units @ 2.0 per unit = 140 Guest Parking 205 units @ 0.2 per unit = 41 Total Parking Required = 389	<b>Accessible Parking Provided:</b> Live-Work = 1 space (1 van) Resident = 7 spaces (5 + 2 van) Guest = 1 space (1 van) Total Provided = 9 spaces (5 + 4 van)	
<b>BICYCLE PARKING QUANTITY</b>	200 SPACES REQUIRED	248 SPACES PROVIDED	
	<b>Live-Work Parking Required:</b> 3,909 SF of Live-Work 1 space per 8000 sf or min. 4 spaces = 4	<b>First Street Bike Rack Spaces</b> = 5 <b>Rio Salado Bike Rack Spaces</b> = 8 <b>West Setback Bike Rack Spaces</b> = 5 <b>Enclosed Common Bike Storage Room</b> = 40 <b>Unit Bike Storage Spaces</b> = 190 (All Unit Plans Except 1B-4, 2B-2, & Live-Work) Total Bicycle Parking Provided = 248	
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<b>USES</b>	GID - GENERAL INDUSTRIAL DISTRICT	MULTI-FAMILY & LIVE-WORK	
	Allowable uses include Office, Warehousing, Wholesaling, and Assembling and Manufacturing of building materials, machinery and other commodities to provide employment centers and production.	Multi-Family = 249,342 Gross SF Live-Work = 3,909 Gross SF Parking Structure = 115,556 Gross SF	



1 SITE PLAN  
1" = 40'-0"



**DAVIS  
PARTNERSHIP  
ARCHITECTS**

Denver | 2901 Blake Street, Suite 100  
Denver, CO 80205  
303.961.8555

Project No. 16504.00  
Project Contact: Phil Fossen  
Email: Phil.Fossen@davispartnership.com  
Principal: Brit Probst  
Developer  
Crescent Communities  
6400 S Fiddlers Green Circle,  
Suite 1800  
Greenwood Village, CO 80111  
720.360.3685  
crescentcommunities.com

Project Name

**CRESCENT RIO**

700 WEST 1ST STREET  
TEMPE, AZ 85281



Drawing Name

**PAD SITE  
PLAN**

Submission Date: 05/25/2016

**A0.02**

CRESCENT RIO - PLANNED AREA  
DEVELOPMENT OVERLAY

**SITE VICINITY MAP**

PROJECT ADDRESS:  
700 West 1st Street  
Tempe, AZ 85281



**DAVIS PARTNERSHIP ARCHITECTS**

2901 Basala Street, Suite 100  
Chandler, CO 80209  
303.961.8555

Project No. 16504.00  
Project Contact: Phil Fossen  
Email: Phil.Fossen@davispartnership.com  
Principal: Brit Probst  
Developer  
Crescent Communities  
6400 S Fiddlers Green Circle,  
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Project Name

**CRESCENT RIO**  
700 WEST 1ST STREET  
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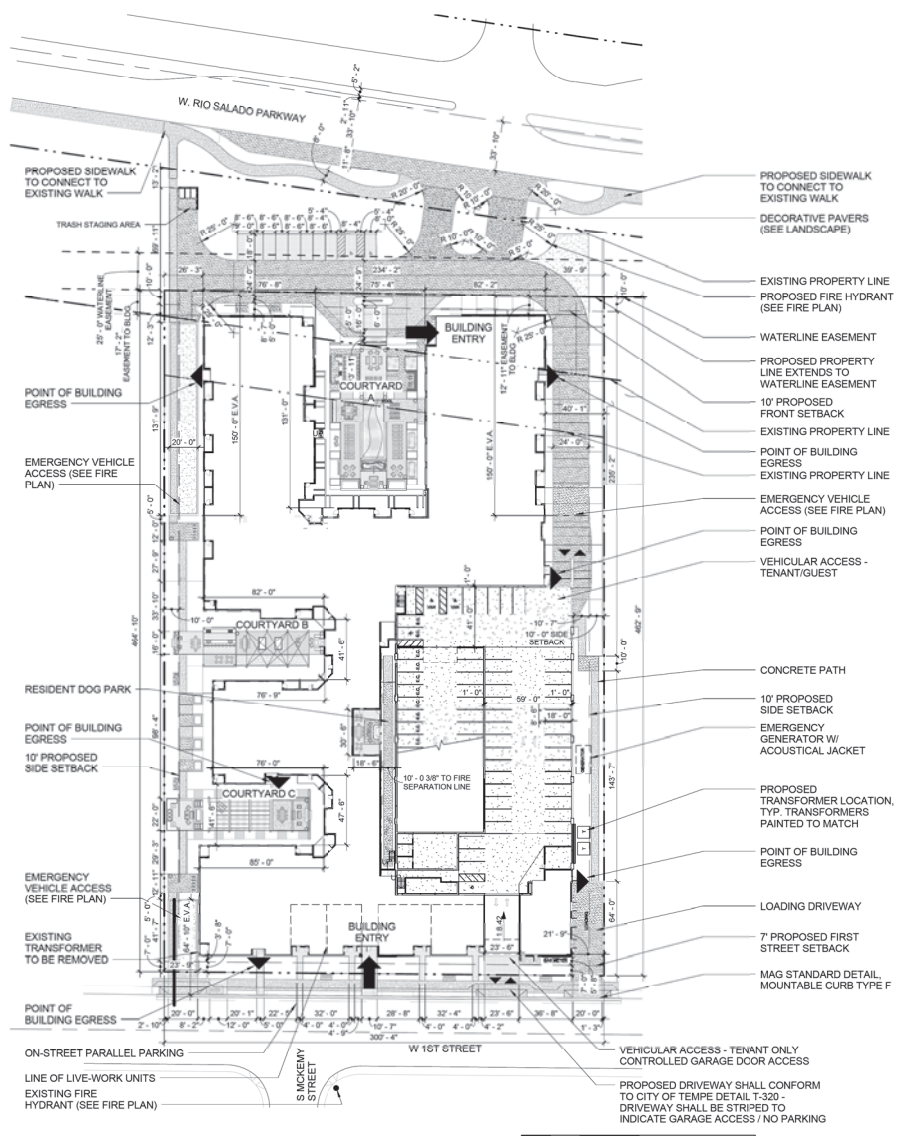


Drawing Name  
**SITE PLAN**

Submission Date: 05/25/2016

**A1.00**

CRESCENT RIO - PLANNED AREA DEVELOPMENT OVERLAY



**PROJECT DATA**

ZONING DISTRICT(S) AND OVERLAY(S)	PAD PROPOSED
MU4(PAD)/ROGD	
<b>GENERAL PLAN LAND USE</b>	MIXED USE
<b>GENERAL PLAN 2040 DENSITY</b>	HIGH DENSITY (UP TO 65 DU/AC)
<b>SITE AREA</b>	139,263 SF OR 3.20 ACRES
<b>SITE AREA TO R.O.W.</b>	158,267 SF OR 3.63 ACRES
<b>DWELLING QUANTITY</b>	209 DWELLING UNITS
	Live-Work = 4
	Studio = 177
	1 Bedroom / 1 Bath = 118
	2 Bedroom / 2 Bath = 70
<b>DENSITY</b>	65 DU/AC
<b>DENSITY TO R.O.W.</b>	58 DU/AC
<b>BUILDING HEIGHT</b>	62'-6"
	Building height measured per IBC is 62'-0". Zoning height of 62'-6" is measured from curb to highest point of roof, including any parapet.
<b>BUILDING LOT COVERAGE</b>	89,410 SF BLDG. COVERAGE / 139,236 SF LOT AREA = 64% LOT COVERAGE
<b>BLDG LOT COVERAGE TO R.O.W.</b>	89,410 SF BLDG. COVERAGE / 158,267 SF LOT AREA = 57% LOT COVERAGE
<b>LANDSCAPE COVERAGE</b>	20,208 SF LANDSCAPE COVERAGE / 139,236 SF LOT AREA = 15% LANDSCAPE
<b>LANDSCAPE COVERAGE TO R.O.W.</b>	33,021 SF LANDSCAPE COVERAGE / 158,267 SF LOT AREA = 21% LANDSCAPE
<b>BUILDING SETBACKS</b>	
FRONT (North Property Line)	10'
SIDE WEST (Adjacent Parcel)	10'
SIDE EAST (Adjacent Parcel)	10'
REAR (South PL, First Street)	7'
<b>VEHICLE PARKING QUANTITY</b>	404 SPACES PROVIDED
	385 Structured Parking
	10 Off-Street Surface Parking
	9 On-Street Parallel Parking
	<b>Live-Work Parking Required:</b>
	3,909 SF of Live-Work 1 space per 300 sf = 14
	<b>Residential Parking Required:</b>
	Studio 17 units @ 1.0 per unit = 17
	1 Bed / 1 Bath 118 units @ 1.5 per unit = 177
	2 Bed / 2 Bath 70 units @ 2.0 per unit = 140
	Guest Parking 205 units @ 0.2 per unit = 41
	<b>Total Parking Required:</b> = 389
	<b>Accessible Parking Required:</b>
	Live-Work: 2% of 14 = 1 space (1 van)
	Resident: 2% of 334 = 7 spaces (5 + 2 van)
	Guest: 2% of 41 = 1 space (1 van)
	<b>Total Required</b> = 9 spaces (5 + 4 van)
	<b>Accessible Parking Provided:</b>
	Live-Work = 1 space (1 van)
	Resident = 7 spaces (5 + 2 van)
	Guest = 1 space (1 van)
	<b>Total Provided</b> = 9 spaces (5 + 4 van)
<b>BICYCLE PARKING QUANTITY</b>	248 SPACES PROVIDED
	<b>Live-Work Parking Required:</b>
	3,909 SF of Live-Work 1 space per 5000 sf or min. 4 spaces = 4
	<b>Residential Bicycle Parking Required:</b>
	Studio 17 units @ .75 per unit = 13
	1 Bed / 1 Bath 118 units @ .75 per unit = 89
	2 Bed / 2 Bath 70 units @ .75 per unit = 53
	Guest Parking 205 @ 0.2 per unit = 41
	<b>Total Bicycle Parking Required:</b> = 200
	<b>First Street Bike Rack Spaces</b> = 5
	<b>Rio Salado Bike Rack Spaces</b> = 8
	<b>West Setback Bike Rack Spaces</b> = 5
	<b>Enclosed Common Bike Storage Room</b> = 40
	<b>Unit Bike Storage Racks:</b> = 190
	(All Unit Plans Except 1B-4, 2B-2, & Live-Work)
	<b>Total Bicycle Parking Provided:</b> = 248
<b>USES</b>	MULTI-FAMILY & LIVE-WORK
	Multi-Family = 249,342 Gross SF
	Live-Work = 3,909 Gross SF
	Parking Structure = 115,556 Gross SF

1 SITE PLAN  
1" = 40'-0"





1 SITE CONTEXT  
No Scale



**DAVIS  
PARTNERSHIP  
ARCHITECTS**

Denver | 2501 Blake Street, Suite 100  
Denver, CO 80205  
303.861.8555

Project No. 16504.00  
Project Contact: Phil Fossen  
Email: Phil.Fossen@davispartnership.com  
Principal: Britt Probat  
Developer  
Crescent Communities  
6400 S Fiddlers Green Circle,  
Suite 1800  
Greenwood Village, CO 80111  
720.360.3685  
crescentcommunities.com  
Project Name

**CRESCENT RIO**  
700 WEST 1ST STREET  
TEMPE, AZ 85281



Drawing Name  
**SITE  
CONTEXT**

Submission Date: 05/25/2016

**A7.02**

CRESCENT RIO - PLANNED AREA  
DEVELOPMENT OVERLAY



**DAVIS  
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Project Name

**CRESCENT RIO**

700 WEST 1ST STREET  
TEMPE, AZ 85281



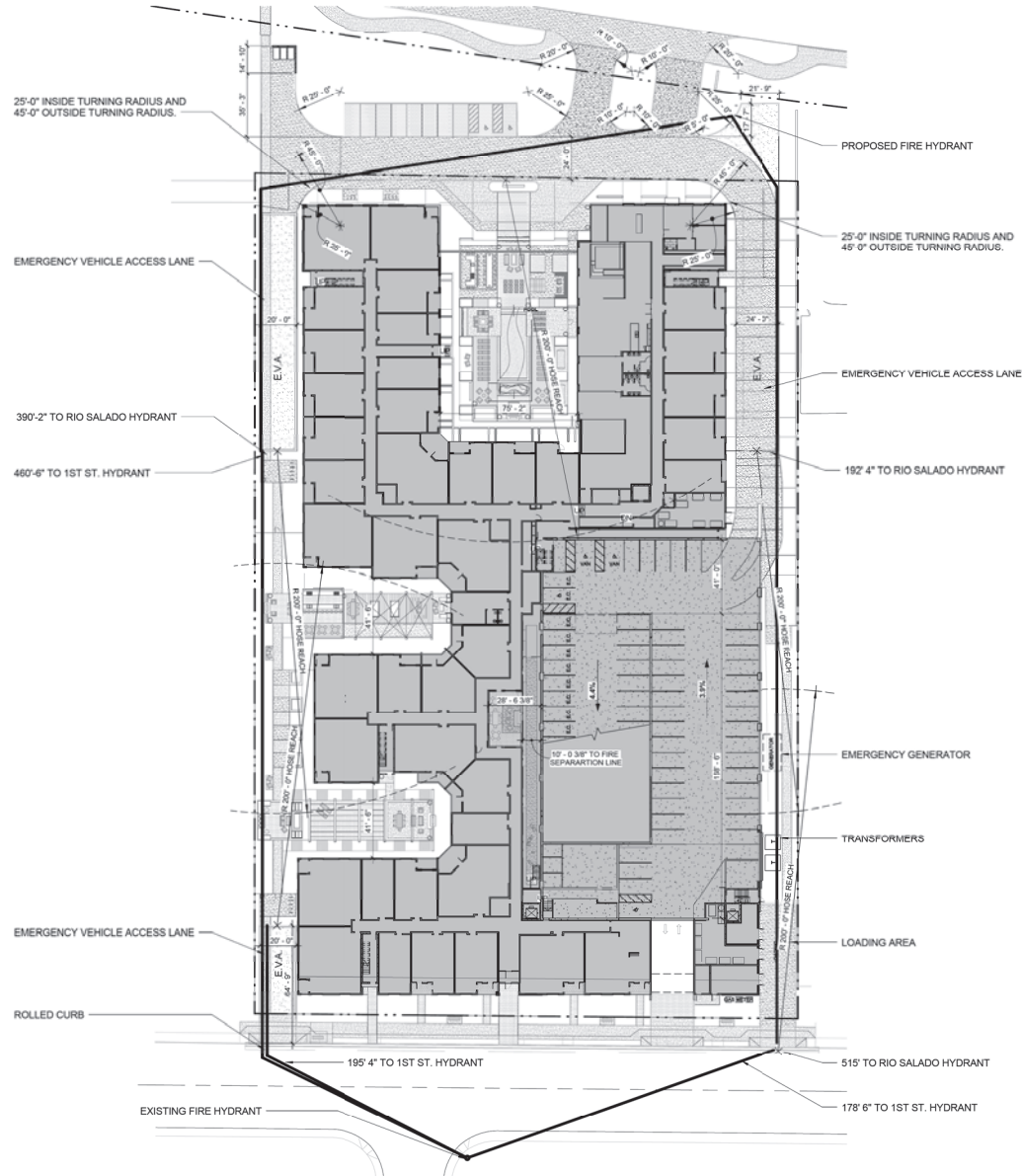
Drawing Name

**FIRE PLAN**

Submission Date: 05/25/2016

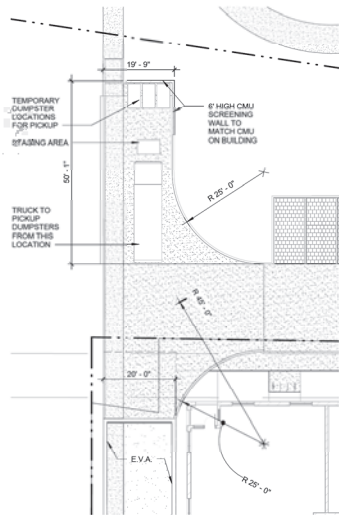
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CRESCENT RIO - PLANNED AREA  
DEVELOPMENT OVERLAY

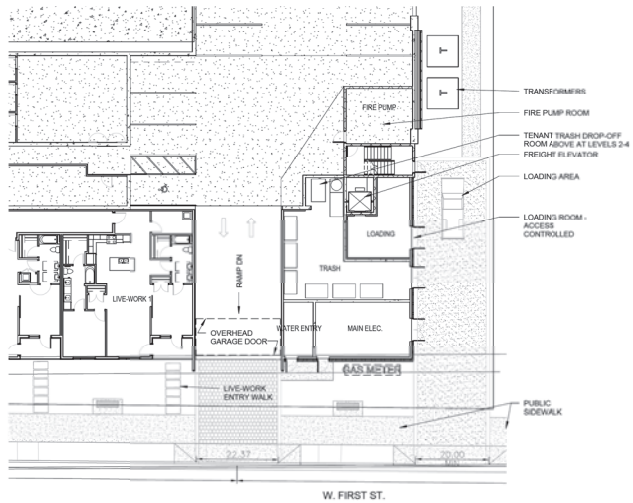


1 FIRE ACCESS PLAN  
1/32" = 1'-0"

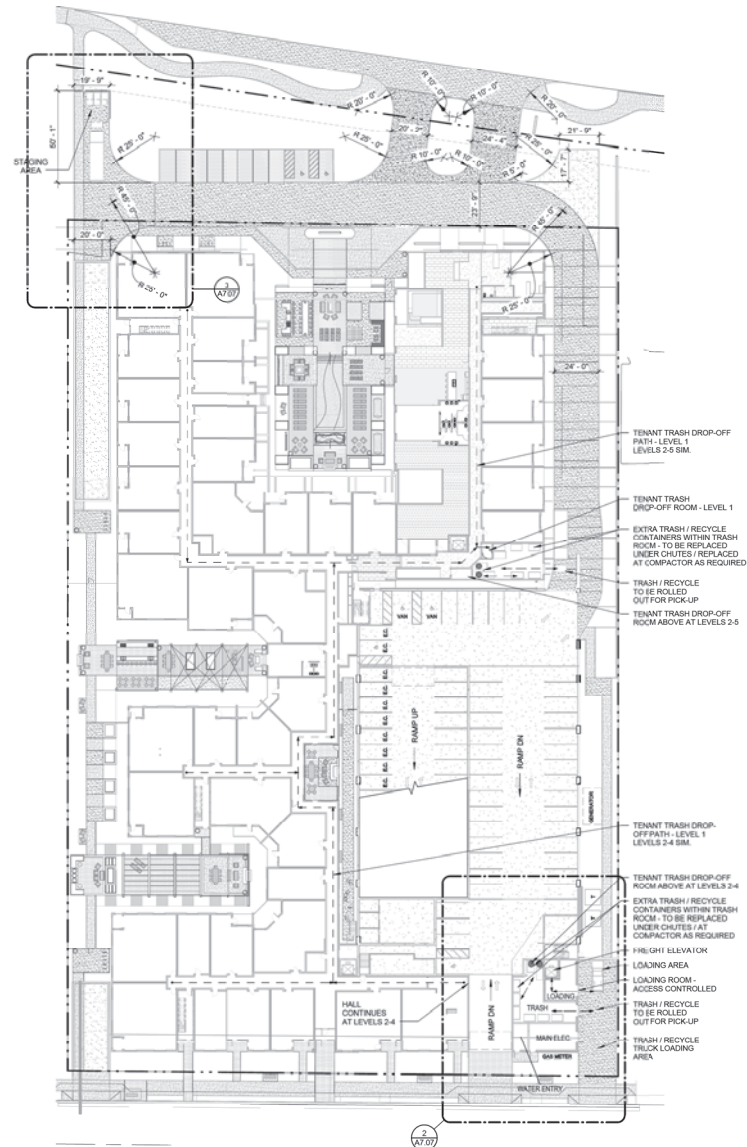




3 LEVEL 1 - ENLARGED LOADING PLAN  
1/16" = 1'-0"



2 LEVEL 1 - ENLARGED TRASH ROOM PLAN  
1/16" = 1'-0"



1 LEVEL 1 - REFUSE AND LOADING PLAN  
1/32" = 1'-0"



**DAVIS  
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Project Name

**CRESCENT RIO**  
700 WEST 1ST STREET  
TEMPE, AZ 85281



Drawing Name  
**REFUSE PLAN**

Submission Date: 05/25/2016

**A7.07**

CRESCENT RIO - PLANNED AREA  
DEVELOPMENT OVERLAY



4 NORTH ELEVATION (RIO SALADO PARKWAY)  
1/16" = 1'-0"

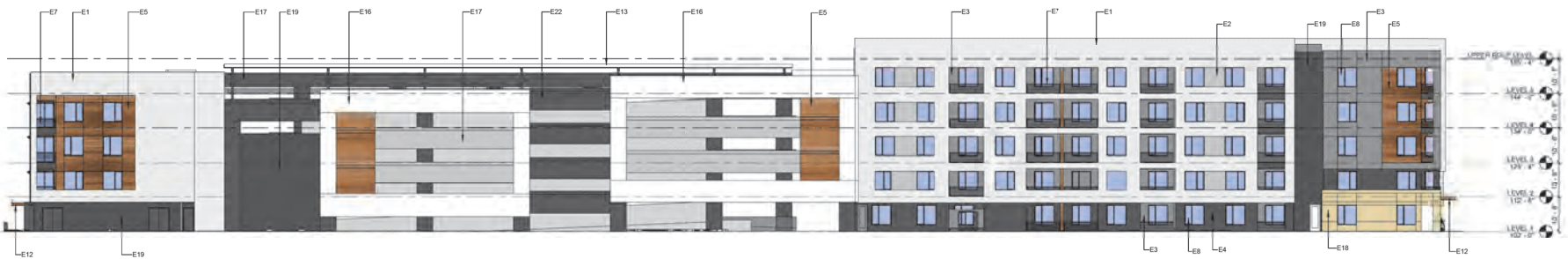


3 COURTYARD A - EAST  
1/16" = 1'-0"

KEYNOTE LEGEND - ELEVATIONS	
Key Value	Keynote Text
E1	STUCCO FINISH 1 - SNOWPALL WHITE - SW 1602
E2	STUCCO FINISH 2 - ONLINE LIGHT GRAY - SW 1612
E3	STUCCO FINISH 3 - SOFTWARE DARK GREY - SW 1614
E4	STUCCO FINISH 4 - COVERFACE (CHARCOAL) 1 - SW 1616
E5	CEMENT BOARD WOOD LOOK PANEL - GEOLAM
E7	METAL GUARDRAIL
E8	UNIT WINDOW
E9	ETOPREFRAME WINDOW
E10	UNIT DOOR
E12	METAL CANOPY
E13	GARAGE ROOF TOP SHADE STRUCTURE
E16	WATER FEATURE RE LANDSCAPE
E18	ARCHITECTURAL PRECAST CONCRETE 1 (WHITE)
E17	ARCHITECTURAL PRECAST CONCRETE 2 (GRAY)
E18	CMU BLOCK VENEER 1 (BASALTE COLOR TDR)
E19	CMU BLOCK VENEER 2 (BASALTE COLOR GDR)
E21	SHADING DEVICE FOR GLAZING
E22	ARCHITECTURAL PRECAST CONCRETE 3 (CHARCOAL)



2 COURTYARD A - WEST  
1/16" = 1'-0"



1 EAST ELEVATION  
1/16" = 1'-0"



**DAVIS  
PARTNERSHIP  
ARCHITECTS**

Denver | 2501 Blake Street, Suite 100  
Denver, CO 80205  
303.861.8555

Project No. 145504-00  
Project Contact: Phil Fossum  
Email: Phil.Fossum@davispartnership.com  
Principal: Brent Probst  
Developer:  
Crescent Communities  
8400 S Fiddlers Green Circle  
Greenwood Village, CO 80111  
720.360.3685  
crescentcommunities.com  
Project Name

**CRESCENT RIO**  
700 WEST 1ST STREET  
TEMPE, AZ 85281



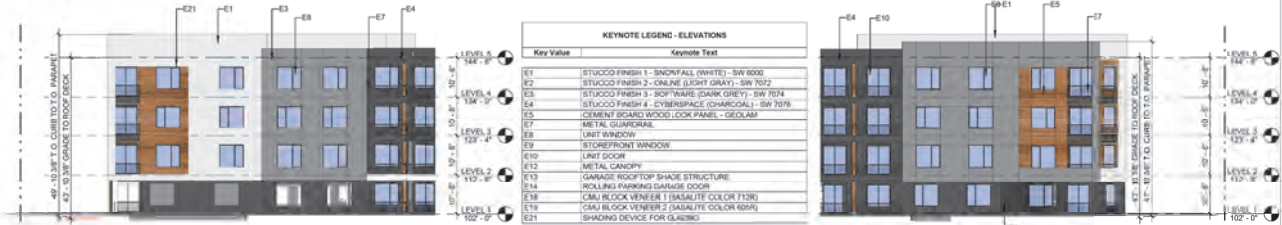
Drawing Name  
**COLOR  
ELEVATIONS**  
Submission Date: 05/25/2016

**A2.00**

CRESCENT RIO - PLANNED AREA  
DEVELOPMENT OVERLAY



5 SOUTH ELEVATION (FIRST STREET)  
1/16" = 1'-0"



5 WEST COURTYARD 1 SOUTH  
1/16" = 1'-0"

4 WEST COURTYARD 1 NORTH  
1/16" = 1'-0"



3 WEST COURTYARD 2 SOUTH  
1/16" = 1'-0"



2 WEST COURTYARD 2 NORTH  
1/16" = 1'-0"



1 WEST ELEVATION  
1/16" = 1'-0"



**DAVIS PARTNERSHIP ARCHITECTS**

2501 Blake Street, Suite 100  
Denver, CO 80205  
303.961.8555

Project No. 16504.00  
Project Contact: Phil Fossen  
Email: Phil.Fossen@davispartnership.com  
Principal: Brit Probst  
Developer  
Crescent Communities  
6405 S Fiddlers Green Circle,  
Suite 1800  
Greenwood Village, CO 80111  
720.360.3685  
crescentcommunities.com

Project Name

**CRESCENT RIO**  
700 WEST 1ST STREET  
TEMPE, AZ 85281



Drawing Name

**COLOR ELEVATIONS**

Submission Date: 05/25/2016

**A2.01**

CRESCENT RIO - PLANNING AREA DEVELOPMENT OVERLAY





**DAVIS  
PARTNERSHIP  
ARCHITECTS**

Denver | 2901 Bata Street, Suite 100  
Denver, CO 80205  
303.961.8555

Project No. 16504.00  
Project Contact: Phil Fossen  
Email: Phil.Fossen@davispartnership.com  
Principal: Britt Probat  
Developer  
Crescent Communities  
6400 S Fiddlers Green Circle,  
Greenwood Village, CO 80111  
720.360.3665  
crescentcommunitiesllc.com

Project Name

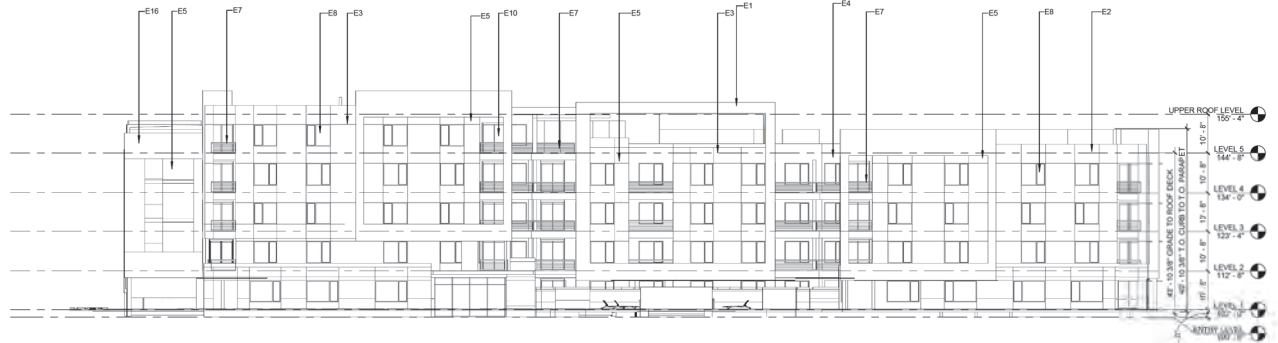
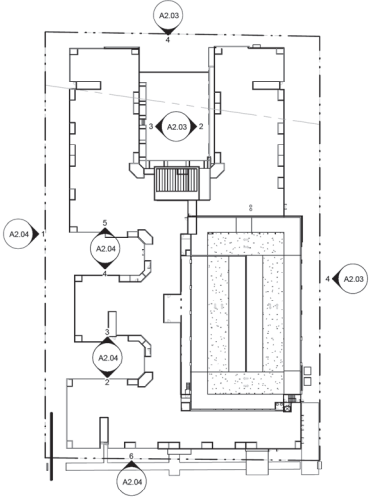
**CRESCENT RIO**  
700 WEST 1ST STREET  
TEMPE, AZ 85281



Drawing Name  
**ELEVATIONS**  
Submission Date: 05/25/2016

**A2.03**

CRESCENT RIO - PLANNED AREA  
DEVELOPMENT OVERLAY

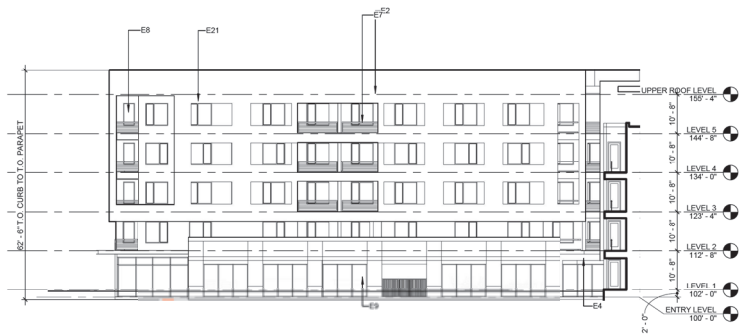


**NORTH ELEVATION (RIO SALADO PARKWAY)**  
B&W  
1/16" = 1'-0"

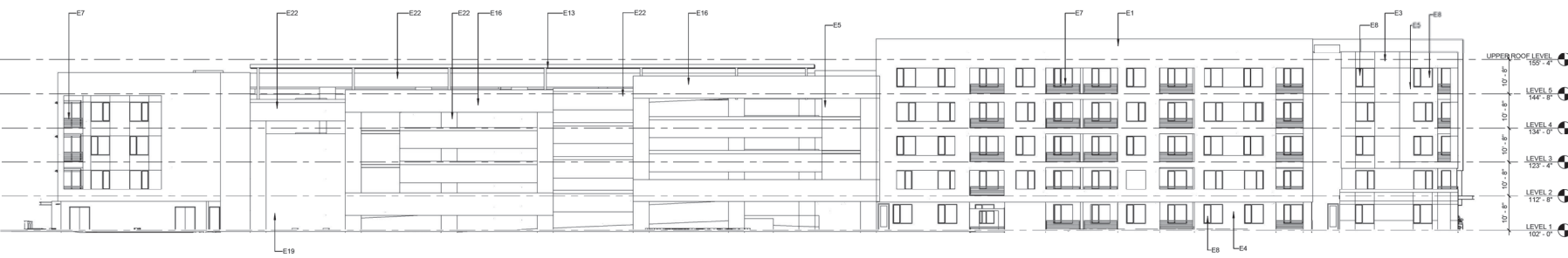


**COURTYARD 1 B&W**  
1/16" = 1'-0"

KEYNOTE LEGEND - ELEVATIONS	
Key Value	Keynote Text
E1	STUCCO FINISH 1 - SNOWFALL (WHITE) - SW 6000
E2	STUCCO FINISH 2 - ONLINE (LIGHT GRAY) - SW 7072
E3	STUCCO FINISH 3 - SOFFITWARE (DARK GREY) - SW 7074
E4	STUCCO FINISH 4 - CYBERSPACE (CHARCOAL) - SW 7076
E5	CEMENT BOARD WOOD LOOK PANEL - GEOLAM
E7	METAL GUARDRAIL
E8	UNIT WINDOW
E9	STOREFRONT WINDOW
E10	UNIT FLOOR
E11	GARAGE ROOFTOP SHADE STRUCTURE
E16	ARCHITECTURAL PRECAST CONCRETE 1 (WHITE)
E19	CMU BLOCK VENEER 2 (BASALT COLOR 605R)
E21	SHADING DEVICE FOR GLAZING
E22	ARCHITECTURAL PRECAST CONCRETE 3 (CHARCOAL)



**COURTYARD 2 B&W**  
1/16" = 1'-0"



**EAST ELEVATION B&W**  
1/16" = 1'-0"



**DAVIS  
PARTNERSHIP  
ARCHITECTS**

2901 Blake Street, Suite 100  
Denver, CO 80205  
303.961.8555

Project No. 16504.00

Project Contact: Phil Fossen  
Email: Phil.Fossen@davispartnership.com

Principal: Brit Probst

Developer

Crecent Communities

6400 S Fiddlers Green Circle,  
Suite 1600  
Greenwood Village, CO 80111  
720.360.3685  
crecentcommunities.com

Project Name

**CRESCENT RIO**  
700 WEST 1ST STREET  
TEMPE, AZ 85281



Drawing Name

ELEVATIONS

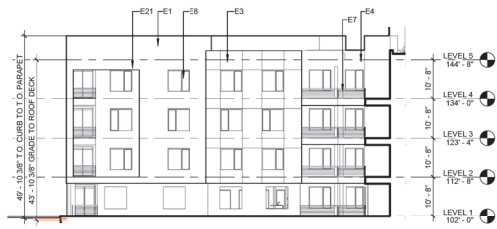
Submission Date: 05/25/2016

**A2.04**

CRESCENT RIO - PLANNED AREA  
DEVELOPMENT OVERLAY



6 SOUTH ELEVATION (FIRST STREET) B&W  
1/16" = 1'-0"



5 WEST COURTYARD 1 SOUTH B&W  
1/16" = 1'-0"



4 WEST COURTYARD 1 NORTH B&W  
1/16" = 1'-0"

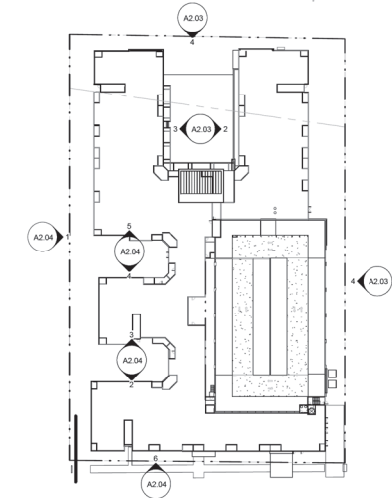


3 WEST COURTYARD 2 SOUTH B&W  
1/16" = 1'-0"



2 WEST COURTYARD 2 NORTH B&W  
1/16" = 1'-0"

KEYNOTE LEGEND - ELEVATIONS	
Key Value	Keynote Text
E1	STUCCO FINISH 1 - SNOWBALL (WHITE) - SW 6000
E2	STUCCO FINISH 2 - ONLINE (LIGHT GRAY) - SW 7072
E3	STUCCO FINISH 3 - SCOTTSBURY (DARK GREY) - SW 7074
E4	STUCCO FINISH 4 - CYBERSPACE (CHARCOAL) - SW 7076
E5	CEMENT BOARD WOOD LOOK PANEL - GEOLAM
E7	METAL GUARDRAIL
E8	LUNET WINDOW
E9	STOREFRONT WINDOW
E12	METAL CANOPY
E14	ROLLING PARKING GARAGE DOOR
E19	CMU BLOCK VENEER 2 (BASALTE COLOR 605R)
E21	SHADING DEVICE FOR GLAZING



1 WEST ELEVATION B&W  
1/16" = 1'-0"



① Perspective of Rio Salado Facade  
1/8" = 1'-0"



**DAVIS  
PARTNERSHIP  
ARCHITECTS**

2001 Blake Street, Suite 100  
Denver, CO 80209  
303.861.8555

Project No. 16504.00

Project Contact: Phil Fossen  
Email: Phil.Fossen@davispartnership.com

Principal: Erik Probet

Developer:

Crescent Communities

6400 S Fiddlers Green Circle,  
Suite 1800  
Greenwood Village, CO 80111  
720.360.3685  
crescentcommunities.com

Project Name

**CRESCENT RIO**

700 WEST 1ST STREET  
TEMPE, AZ 85281



Drawing Name

**PERSPECTIVES**

Submission Date: 05/25/2016

**A6.00**

CRESCENT RIO - PLANNED AREA  
DEVELOPMENT OVERLAY



**DAVIS  
PARTNERSHIP  
ARCHITECTS**

2501 Blake Street, Suite 100  
Denver, CO 80209  
303.861.8555

Project No. 16504.00

Project Contact: Phil Fossen  
Email: Phil.Fossen@davispartnership.com

Principal: Erik Probet

Developer

Crescent Communities

6400 S Fiddlers Green Circle,  
Suite 1800  
Greenwood Village, CO 80111  
720.360.3685  
crescentcommunities.com

Project Name

**CRESCENT RIO**

700 WEST 1ST STREET  
TEMPE, AZ 85281



Drawing Name

**PERSPECTIVES**

Submission Date: 05/25/2016

**A6.01**

CRESCENT RIO - PLANNED AREA  
DEVELOPMENT OVERLAY

① Perspective of 1st Street Facade  
1/8" = 1'-0"



**DAVIS  
PARTNERSHIP  
ARCHITECTS**

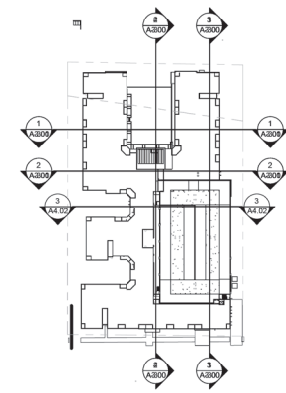
2901 Blake Street, Suite 100  
Denver, CO 80205  
303.861.8555

Project No. 16504.00  
Project Contact: Phil Fossen  
Email: Phil.Fossen@davispartnership.com

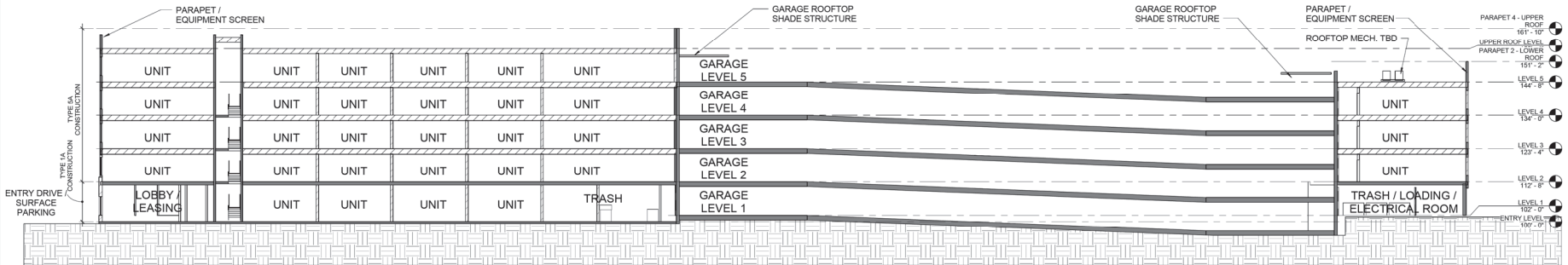
Principal: Brit Probst  
Developer

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6400 S Fiddlers Green Circle,  
Suite 1800  
Greenwood Village, CO 80111  
720.360.3685  
crescentcommunities.com

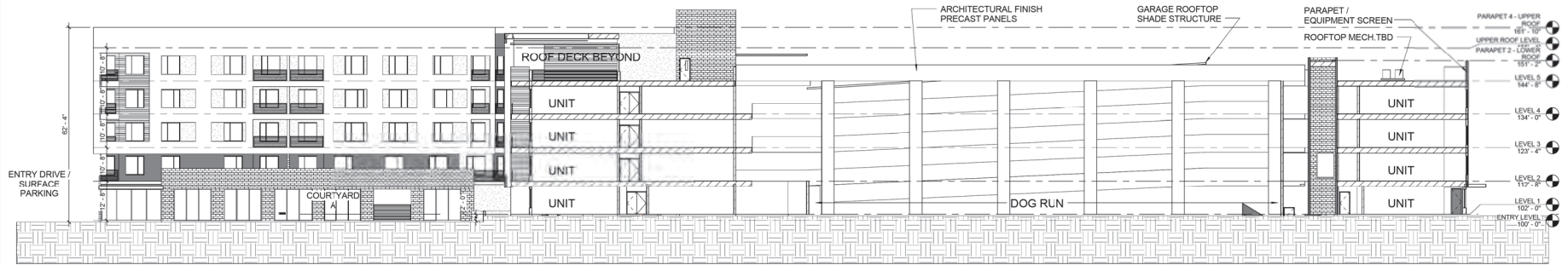
Project Name



**SECTION KEY MAP**



**1 BUILDING SECTION - BA**  
1/16" = 1'-0"



**2 BUILDING SECTION - BB**  
1/16" = 1'-0"

**CRESCENT RIO**  
700 WEST 1ST STREET  
TEMPE, AZ 85281



Drawing Name

**BUILDING  
SECTIONS**

Submission Date: 05/25/2016

**A3.00**

CRESCENT RIO - PLANNED AREA  
DEVELOPMENT OVERLAY



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ARCHITECTS**

2501 Blake Street, Suite 100  
Denver, CO 80205  
303.961.8555

Project No. 16504.00

Project Contact: Phil Fossen  
Email: Phil.Fossen@davispartnership.com

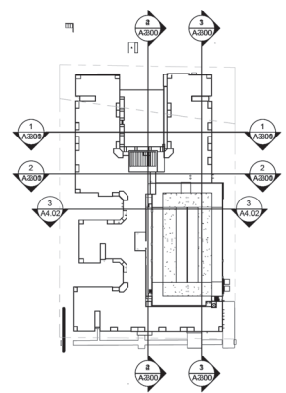
Principal: Britt Probst

Developer

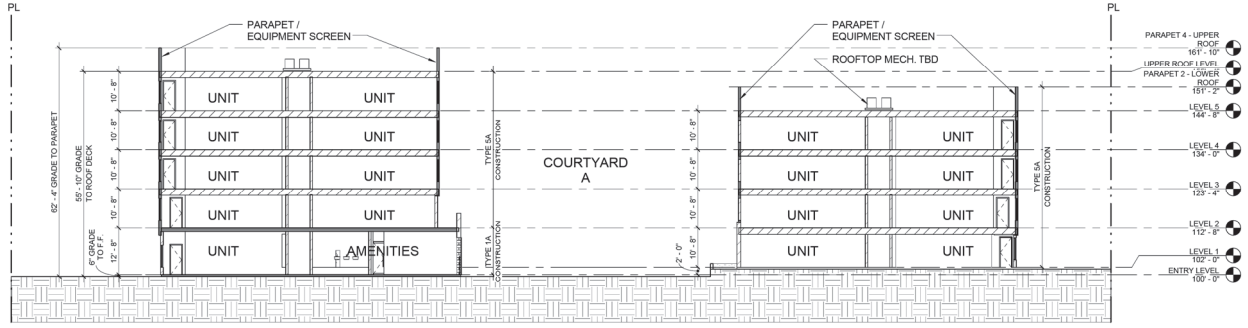
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6400 S Fiddlers Green Circle,  
Suite 1800  
Greenwood Village, CO 80111  
720.360.3685  
crescentcommunities.com

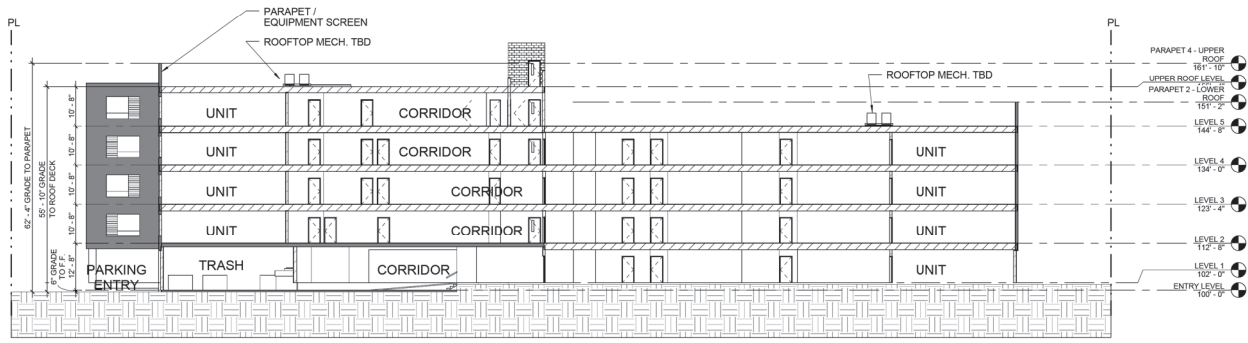
Project Name



**SECTION KEY MAP**



**1 BUILDING SECTION - AA**  
1/16" = 1'-0"



**2 BUILDING SECTION - AB**  
1/16" = 1'-0"

**CRESCENT RIO**  
700 WEST 1ST STREET  
TEMPE, AZ 85281



Drawing Name

**BUILDING  
SECTIONS**

Submission Date: 05/25/2016

**A3.01**

CRESCENT RIO - PLANNED AREA  
DEVELOPMENT OVERLAY



**DAVIS  
PARTNERSHIP  
ARCHITECTS**

2901 Blake Street, Suite 100  
Denver, CO 80205  
303.961.8555

Project No. 16504.00

Project Contact: Phil Fossen  
Email: Phil.Fossen@davispartnership.com

Principal: Brit Probat

Developer

Crescent Communities  
6400 S Fiddlers Green Circle,  
Suite 1800  
Greenwood Village, CO 80111  
720.360.3685  
crescentcommunities.com

Project Name

**CRESCENT RIO**  
700 WEST 1ST STREET  
TEMPE, AZ 85281



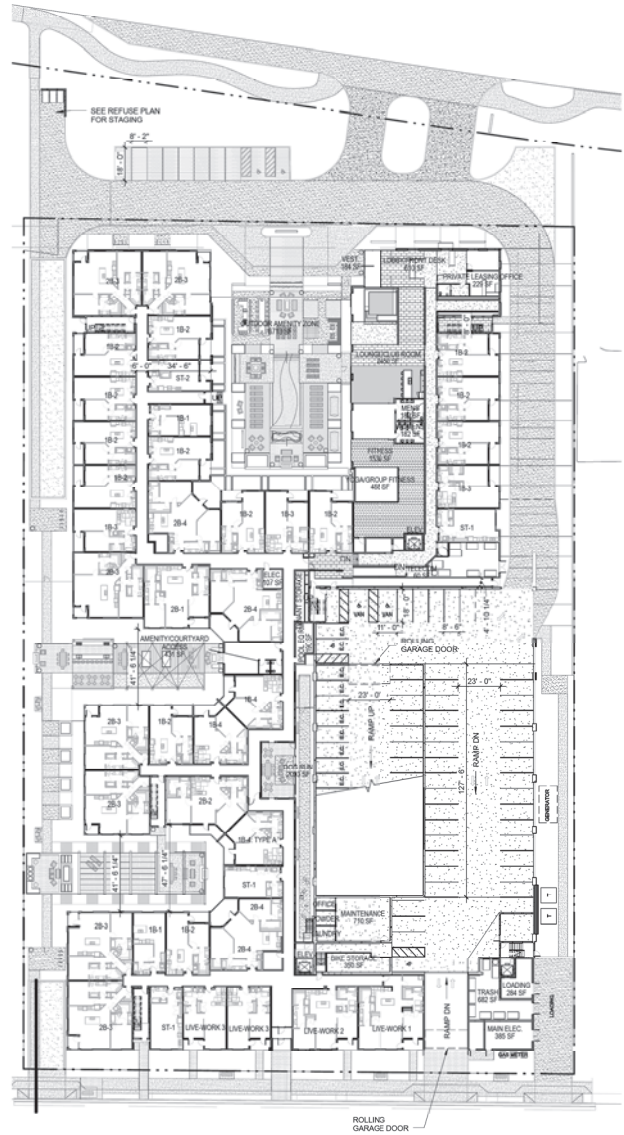
Drawing Name

**FLOOR PLANS**

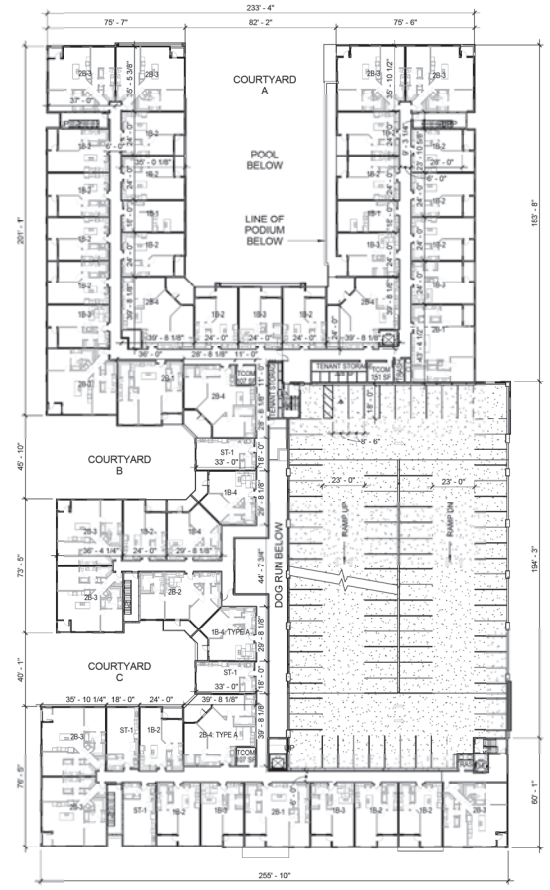
Submission Date: 05/25/2016

**A4.00**

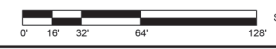
CRESCENT RIO - PLANNED AREA  
DEVELOPMENT OVERLAY



1 LEVEL 1  
1/32" = 1'-0"



2 LEVEL 2  
1/32" = 1'-0"



SCALE: 1/32" = 1'-0"

BUILDING SQUARE FOOTAGE	
<b>GROSS SF TOTAL*</b>	
Ground Level:	60,429 gsf
Level 2:	58,268 gsf
Level 3:	58,268 gsf
Level 4:	58,268 gsf
Level 5:	14,109 gsf
<b>Total:</b>	<b>249,342 gsf</b>
*Calculated conditioned space of the building. Does not include balconies.	
<b>RENTABLE SF TOTAL*</b>	
Ground Level:	32,379 rsf (+3,909 Live/Work)
Level 2:	47,198 rsf
Level 3:	47,198 rsf
Level 4:	47,198 rsf
Level 5:	11,070 rsf
<b>Total:</b>	<b>185,043 rsf (188,952 w/ Live/Work)</b>
*RSF calculated to centerline of corridor, exterior, and unit demising walls.	
<b>GARAGE SF TOTAL*</b>	
Ground Level:	15,452 gsf
Level 2:	25,026 gsf
Level 3:	25,026 gsf
Level 4:	25,026 gsf
Level 5:	25,026 gsf
<b>Total:</b>	<b>115,556 gsf</b>
*Calculated to garage footprint, excluding any vertical circulation elements	
NOTE: Building will be sprinklered w/ NFPA 13 system.	



**DAVIS  
PARTNERSHIP  
ARCHITECTS**

2501 Blake Street, Suite 100  
Denver, CO 80205  
303.861.8555

Project No. 16504.00  
Project Contact: Phil Fossen  
Email: Phil.Fossen@davispartnership.com  
Principal: Brit Probst  
Developer  
Crescent Communities  
6400 S Fiddlers Green Circle,  
Suite 1800  
Greenwood Village, CO 80111  
720.360.3685  
crescentcommunities.com  
Project Name

**CRESCENT RIO**  
700 WEST 1ST STREET  
TEMPE, AZ 85281

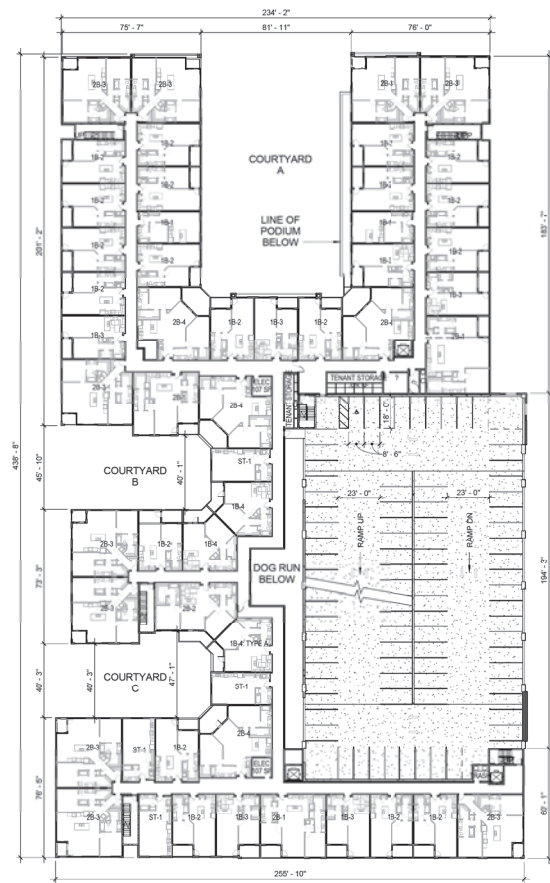


Drawing Name  
**FLOOR PLANS**

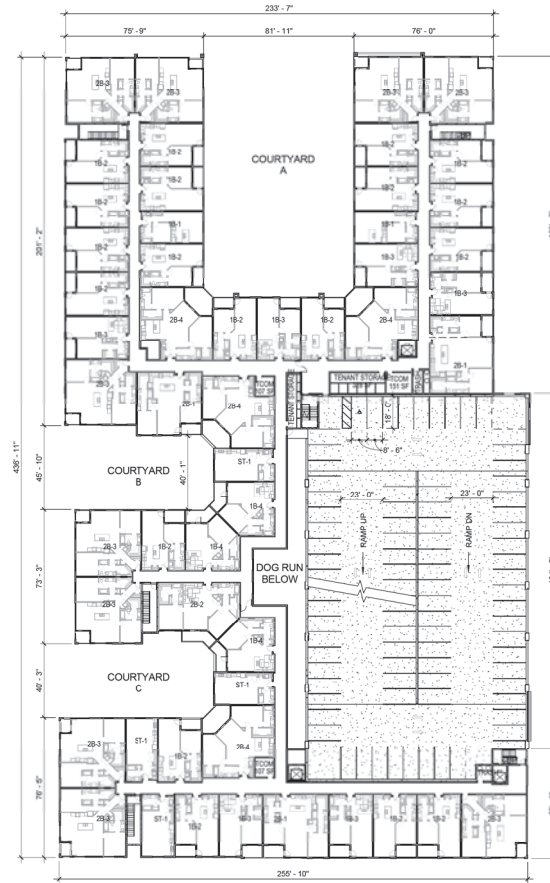
Submission Date: 05/25/2016

**A4.01**

CRESCENT RIO - PLANNED AREA  
DEVELOPMENT OVERLAY



① **LEVEL 3**  
1/32" = 1'-0"

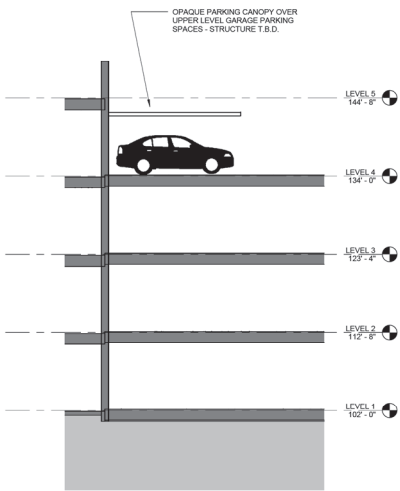


② **LEVEL 4**  
1/32" = 1'-0"

BUILDING SQUARE FOOTAGE	
<b>GROSS SF TOTAL*</b>	
Ground Level:	60,429 gsf
Level 2:	58,268 gsf
Level 3:	58,268 gsf
Level 4:	58,268 gsf
Level 5:	14,109 gsf
<b>Total:</b>	<b>249,342 gsf</b>
*Calculated conditioned space of the building. Does <u>not</u> include balconies.	
<b>RENTABLE SF TOTAL*</b>	
Ground Level:	32,379 rsf (+3,909 Live/Work)
Level 2:	47,198 rsf
Level 3:	47,198 rsf
Level 4:	47,198 rsf
Level 5:	11,070 rsf
<b>Total:</b>	<b>185,043 rsf (188,952 w/ Live/Work)</b>
*RSF calculated to centerline of corridor, exterior, and unit demising walls.	
<b>GARAGE SF TOTAL*</b>	
Ground Level:	15,452 gsf
Level 2:	25,026 gsf
Level 3:	25,026 gsf
Level 4:	25,026 gsf
Level 5:	49,026 gsf
<b>Total:</b>	<b>115,556 gsf</b>
*Calculated to garage footprint, excluding any vertical circulation elements	
<b>NOTE:</b> Building will be sprinklered w/ NFPA 13 system.	







3 BUILDING SECTION - TYP. PARKING CANOPY  
1/8" = 1'-0"

**BUILDING SQUARE FOOTAGE**

**GROSS SF TOTAL\***

Ground Level:	60,429 gsf
Level 2:	58,288 gsf
Level 3:	58,288 gsf
Level 4:	58,288 gsf
Level 5:	14,109 gsf
<b>Total:</b>	<b>249,342 gsf</b>

\*Calculated conditioned space of the building. Does not include balconies.

**RENTABLE SF TOTAL\***

Ground Level:	32,379 rsf (+3,909 Live/Work)
Level 2:	47,198 rsf
Level 3:	47,198 rsf
Level 4:	47,198 rsf
Level 5:	11,070 rsf
<b>Total:</b>	<b>185,043 rsf (188,952 w/ Live/Work)</b>

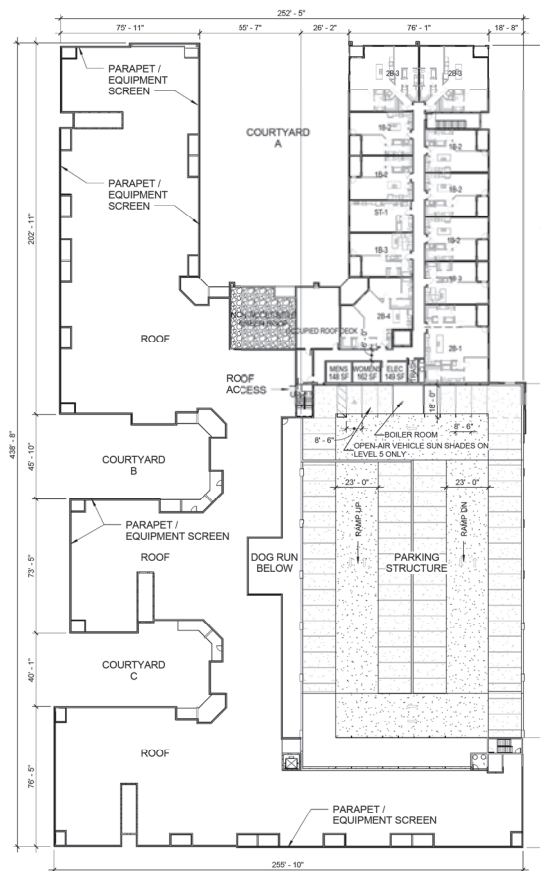
\*RSF calculated to centerline of corridor, exterior, and unit demising walls.

**GARAGE SF TOTAL\***

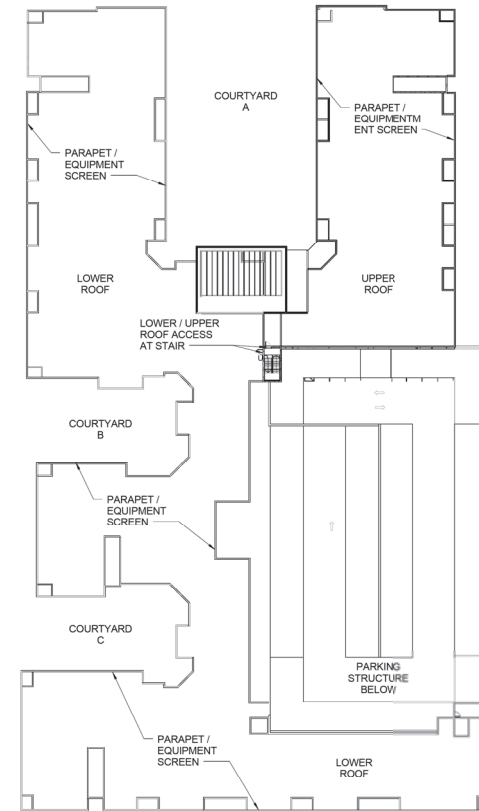
Ground Level:	15,452 gsf
Level 2:	25,026 gsf
Level 3:	25,026 gsf
Level 4:	25,026 gsf
Level 5:	25,026 gsf
<b>Total:</b>	<b>115,556 gsf</b>

\*Calculated to garage footprint, excluding any vertical circulation elements

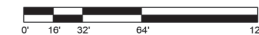
NOTE: Building will be sprinklered w/ NFPA 13 system.



1 LEVEL 5  
1/32" = 1'-0"



2 UPPER ROOF LEVEL  
1/32" = 1'-0"



SCALE: 1/32" = 1'-0"



**DAVIS PARTNERSHIP ARCHITECTS**

2901 Blake Street, Suite 100  
Denver, CO 80205  
303.961.8555

Project No. 16504.00

Project Contact: Phil Fossen  
Email: Phil.Fossen@davispartnership.com

Principal: Brit Probst

Developer

Crescent Communities

6400 S Fiddlers Green Circle,  
Suite 1800  
Greenwood Village, CO 80111  
720.360.3685  
crescentcommunities.com

Project Name

**CRESCENT RIO**  
700 WEST 1ST STREET  
TEMPE, AZ 85281



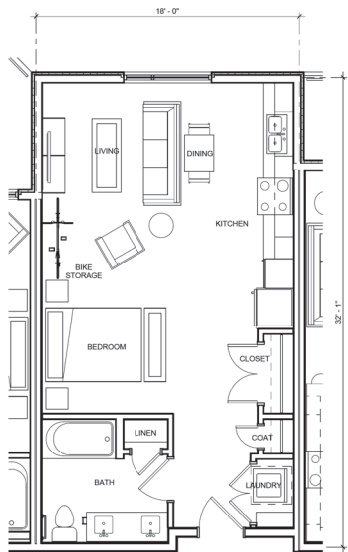
Drawing Name

FLOOR PLANS

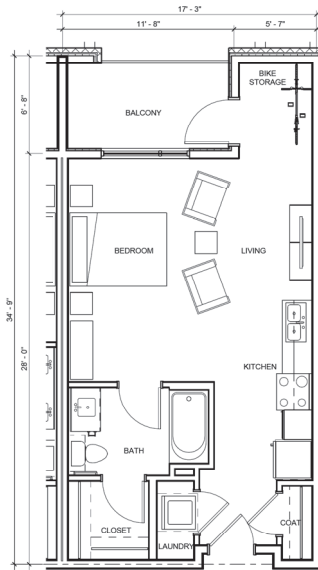
Submission Date: 05/25/2016

**A4.02**

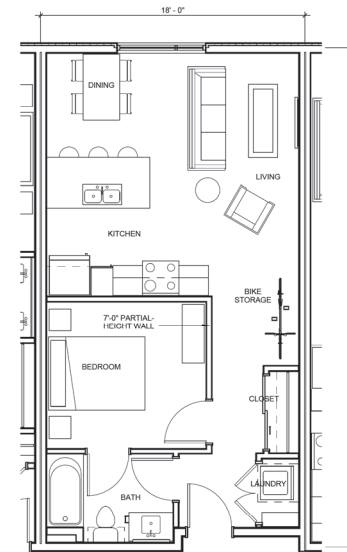
CRESCENT RIO - PLANNED AREA DEVELOPMENT OVERLAY



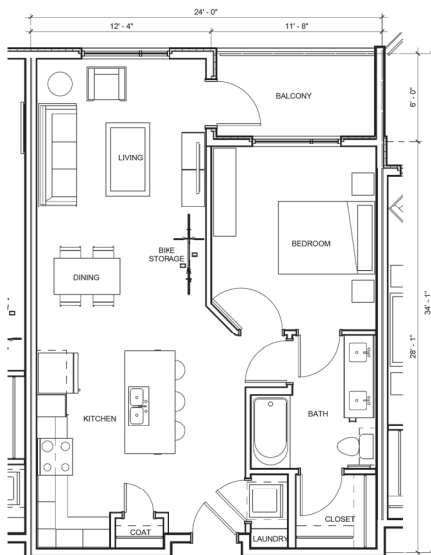
① UNIT PLAN - PAD - ST-1 568 SF / 16 UNITS  
1/4" = 1'-0"



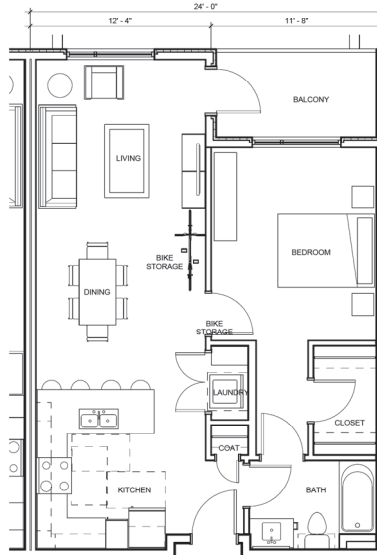
② UNIT PLAN - PAD - ST-2 516 SF / 1 UNIT  
1/4" = 1'-0"



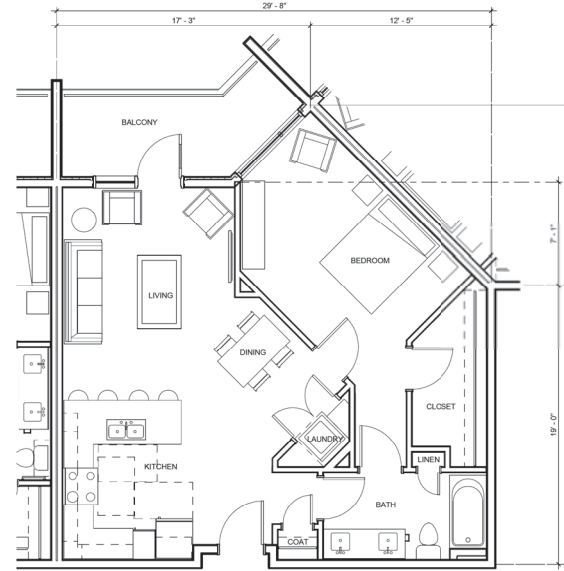
③ UNIT PLAN - PAD - 1B-1 604 SF / 8 UNITS  
1/4" = 1'-0"



④ UNIT PLAN - PAD - 1B-2 735 SF / 75 UNITS  
1/4" = 1'-0"



⑤ UNIT PLAN - PAD - 1B-3 742 SF / 23 UNITS  
1/4" = 1'-0"



⑥ UNIT PLAN - PAD - 1B-4 772 SF / 12 UNITS  
1/4" = 1'-0"



**DAVIS  
PARTNERSHIP  
ARCHITECTS**

2901 Blake Street, Suite 100  
Denver, CO 80205  
303.861.8555

Project No. 16504.00  
Project Contact: Phil Fossen  
Email: Phil.Fossen@davispartnership.com

Principal: Briti Probst

Developer

Crescent Communities

6400 S Fiddlers Green Circle,  
Suite 1800  
Greenwood Village, CO 80111  
720.360.3685  
crescentcommunities.com

Project Name

**CRESCENT RIO**

700 WEST 1ST STREET  
TEMPE, AZ 85281



Drawing Name

UNIT PLANS

Submission Date: 05/25/2016

**A5.01**

CRESCENT RIO - PLANNED AREA  
DEVELOPMENT OVERLAY



**DAVIS  
PARTNERSHIP  
ARCHITECTS**

2901 Blake Street, Suite 100  
Denver, CO 80205  
303.861.8555

Project No. 16504.00

Project Contact: Phil Fossen  
Email: Phil.Fossen@davispartnership.com

Principal: Brit Probst

Developer

Creasant Communities

6400 S Fiddlers Green Circle,  
Suite 1800  
Greenwood Village, CO 80111  
720.360.3685  
creasantcommunities.com

Project Name

**CRESCENT RIO**

700 WEST 1ST STREET  
TEMPE, AZ 85281



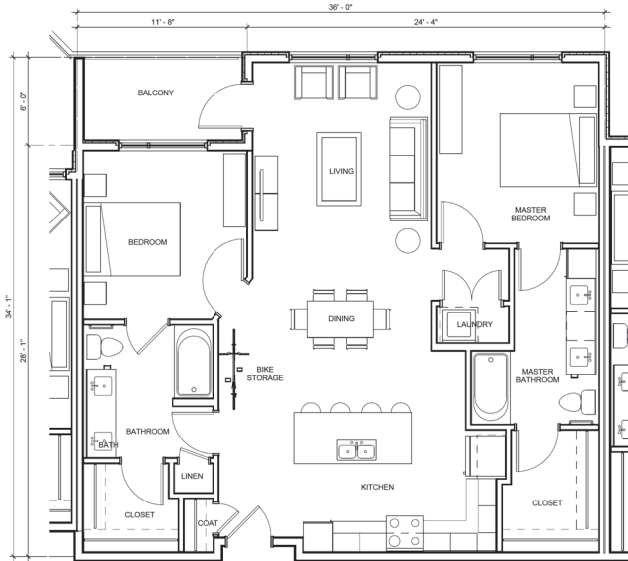
Drawing Name

**UNIT PLANS**

Submission Date: 05/25/2016

**A5.02**

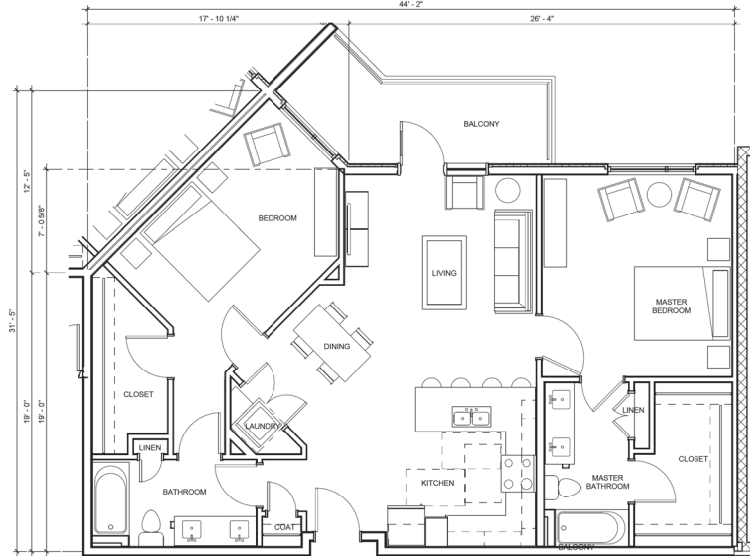
CRESCENT RIO - PLANNED AREA  
DEVELOPMENT OVERLAY



1 UNIT PLAN - PAD - 2B-1

1,150 SF / 11 UNITS

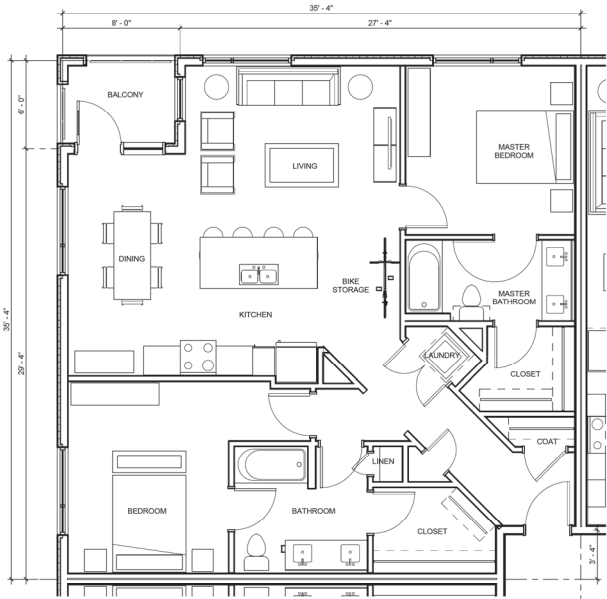
1/4" = 1'-0"



2 UNIT PLAN - PAD - 2B-2

1,156 SF / 4 UNITS

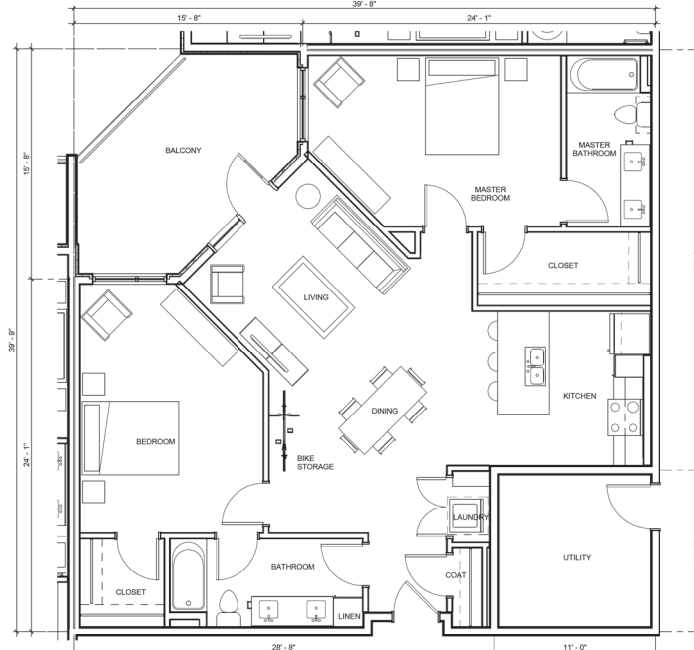
1/4" = 1'-0"



3 UNIT PLAN - PAD - 2B-3

1,181 SF / 39 UNITS

1/4" = 1'-0"



4 UNIT PLAN - PAD - 2B-4

1,239 SF / 16 UNITS

1/4" = 1'-0"



**DAVIS  
PARTNERSHIP  
ARCHITECTS**

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Denver, CO 80205  
303.861.8555

Project No. 16504.00

Project Contact: Phil Fossen  
Email: Phil.Fossen@davispartnership.com

Principal: Britt Probst

Developer

Crescent Communities

6400 S Fiddlers Green Circle,  
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Greenwood Village, CO 80111  
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Project Name

**CRESCENT RIO**

700 WEST 1ST STREET  
TEMPE, AZ 85281



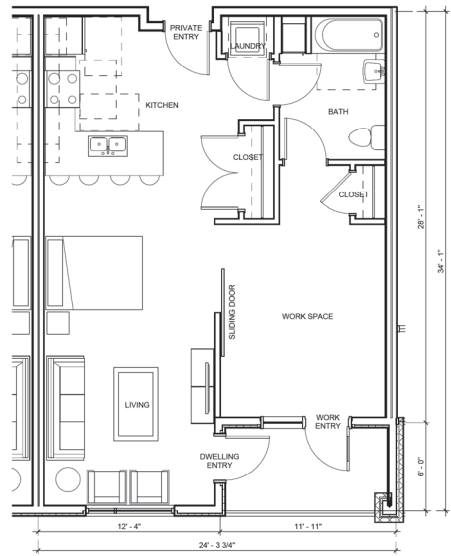
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UNIT PLANS

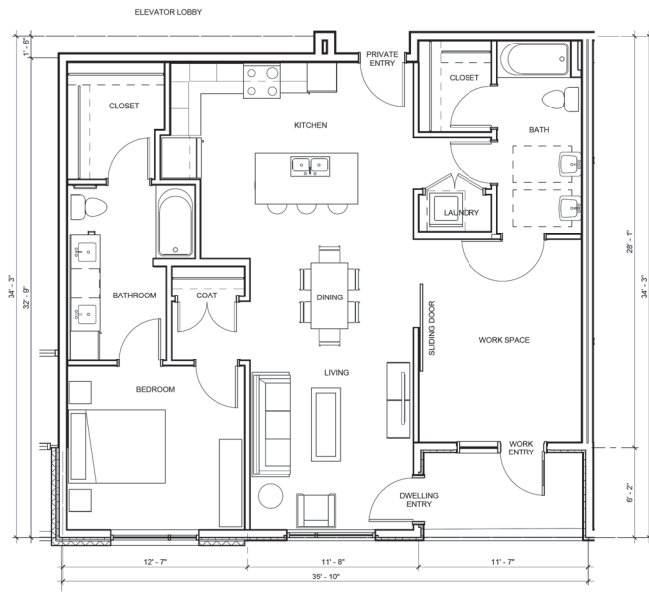
Submission Date: 05/25/2016

**A5.03**

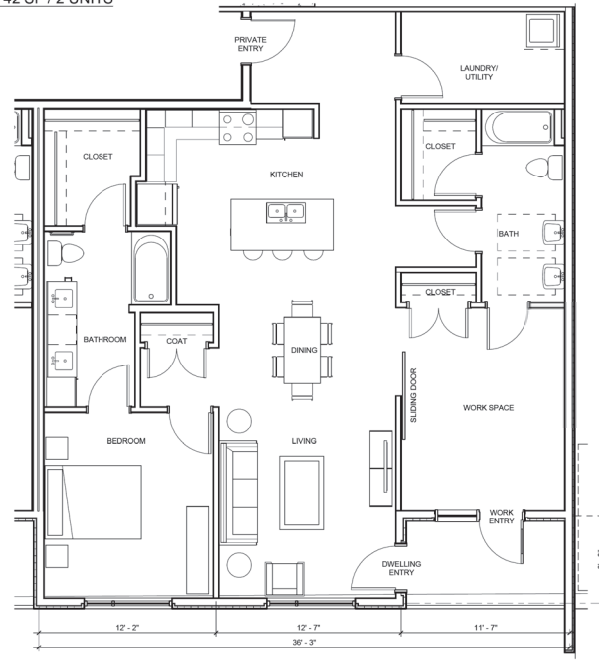
CRESCENT RIO - PLANNED AREA  
DEVELOPMENT OVERLAY



3 UNIT PLAN - PAD - LIVE-WORK 3 742 SF / 2 UNITS  
1/4" = 1'-0"



2 UNIT PLAN - PAD - LIVE-WORK 2 1,115 SF / 1 UNIT  
1/4" = 1'-0"



1 UNIT PLAN - PAD - LIVE-WORK 1 1,310 SF / 1 UNIT  
1/4" = 1'-0"

**GENERAL LANDSCAPE NOTES**

- THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLAN AS CLOSELY AS POSSIBLE. ANY DISCREPANCY IN THE PLAN VS. THE FIELD CONDITIONS SHALL BE REPORTED TO THE CITY REPRESENTATIVE IMMEDIATELY.
- IN THE EVENT THAT POTTED TREES NEED TO BE REMOVED IN ORDER TO PROVIDE ACCESS FOR UTILITY MAINTENANCE, REPLACEMENT OF SUCH TREES SHALL BE AT THE DEVELOPERS EXPENSE.
- LOCATION OF ALL ELEMENTS ON THIS PLAN SHALL BE APPROVED BY THE PROJECT REPRESENTATIVE, PRIOR TO INSTALLATION.
- MAINTENANCE: ALL LANDSCAPING AND IRRIGATION SYSTEMS SHALL BE MAINTAINED TO ACHIEVE PERMANENT, SAFE, AND SUCCESSFUL LANDSCAPING.
- ALL DISTURBED, CRIBBED, GRADED OR BLADED AREAS NOT OTHERWISE IMPROVED SHALL BE LANDSCAPED, RESEED, OR TREATED WITH AN INORGANIC OR ORGANIC GROUND COVER.
- THE SCHEDULE FOR PLANTING OF TREES AND SHRUBS SHALL BE AT THE DISCRETION OF THE CONTRACTOR. PLANTING DURING EXTREMELY COLD, HOT, OR WINDY PERIODS SHALL BE PERFORMED AT THE CONTRACTOR'S RISK. PLANTS WHICH ARE DAMAGED OR DIE PRIOR TO FINAL ACCEPTANCE AS A RESULT OF EXTREME WEATHER CONDITIONS SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- PLANT SIZE, LOCATION AND SPACING:
  - TREES AND SHRUBS ARE TO BE LOCATED SO THAT, AT MATURITY, THEY DO NOT INTERFERE WITH EXISTING ONSITE OR OFFSITE UTILITY SERVICE LINES OR UTILITY EASEMENTS OR WITH SOLAR ACCESS TO AN ADJACENT PROPERTY.
  - ALL SHRUBS AND GROUNDCOVERS TO BE A MINIMUM OF 2' FROM BACK OF CURB OR BACK OF SIDEWALK.
- PLANT PLACEMENT TO BE FIELD ADJUSTED AS NEEDED TO AVOID PROPOSED UTILITIES, EXISTING PRESERVED VEGETATION, AND OTHER FIELD CONDITIONS. CONTACT THE PROJECT REPRESENTATIVE FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS.
- ALL WORK SHALL BE CONFINED TO THE AREA WITHIN THE CONSTRUCTION LIMITS AS SHOWN ON THE PLANS. ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE THESE LIMITS SHALL BE REVEGETATED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE PROJECT REPRESENTATIVE PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK.
- THE CONTRACTOR SHALL WARRANT THE PLANT MATERIAL, IRRIGATION SYSTEM AND WORKMANSHIP FOR A MINIMUM PERIOD OF ONE YEAR.
- IN THE EVENT OF ANY DISPUTE BETWEEN THESE PLANS AND THE STANDARD SPECIFICATION, THE STANDARD SPECIFICATION SHALL PREVAIL.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES.
- IT IS THE OWNERS RESPONSIBILITY TO KEEP THE SIGHT VISIBILITY TRIANGLES (SVT) AND THE PEDESTRIAN ACCESS AREA, MUST PROVIDE A WINDOW OF VISIBILITY FROM 30' TO 72" ABOVE GRADE.
- FINAL PLANT LOCATIONS MUST BE IN COMPLIANCE WITH ALL UTILITY SETBACK REQUIREMENTS.
- REMOVE ALL EXISTING LANDSCAPE WITHIN THE LANDSCAPE LIMITS SHOWN ON LANDSCAPE PLAN, WITH THE EXCEPTION OF PLANTS IDENTIFIED AS PROTECT IN PLACE OR AS DIRECTED BY THE OWNERS REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT. COORDINATE A SITE VISIT PRIOR TO DEMOLITION.
- LANDSCAPE UPLIGHTS WILL BE LOCATED AT SPECIMEN TREES.
- LANDSCAPE ARCHITECT TO SELECT AND TAG TREES PRIOR TO INSTALLATION.

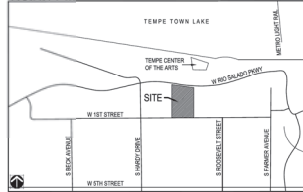
**CITY OF TEMPE LANDSCAPE NOTES**

- ANY RIVER ROCK MATERIAL MUST BE EMBEDDED IN CONCRETE TO A DEPTH OF TWO-THIRDS (2/3) THE DIMENSION OF THE ROCK TO PREVENT ITS REMOVAL OR RELOCATION.
- ALL TREES SHALL BE A MINIMUM OF ONE AND ONE-HALF (1 1/2) INCH CALIPER AND SHALL BE PLANTED AND STAKED IN ACCORDANCE WITH THE "STANDARD TREE PLANTING DETAIL."
- STREET TREES ARE REQUIRED ALONG ALL STREET FRONTAGES, PUBLIC AND PRIVATE, AND A MINIMUM OF ONE (1) TREE SHALL BE PROVIDED FOR EVERY THIRTY (30) FEET OF LINEAR STREET FRONTAGE. TREE LOCATION AND SPACING SHALL BE ESTABLISHED THROUGH DEVELOPMENT PLAN REVIEW.
- PARKING LOTS SHALL HAVE LANDSCAPE TREATMENTS THAT PROVIDE SHADE AND ALLOW FOR NATURAL SURVEILLANCE.
- EACH LANDSCAPE ISLAND SHALL INCLUDE, AT THE TIME OF INSTALLATION, A MINIMUM OF ONE (1) TREE WITH A MINIMUM CALIPER OF ONE AND ONE-HALF (1 1/2) INCHES AND FIVE (5) GALLON COVERS OF ONE (1) GALLON SIZE FOR EACH PARKING SPACE LENGTH. ALL GROUND COVERS IN PARKING LOT LANDSCAPE ISLANDS SHALL NOT EXCEED TWO (2) FEET IN HEIGHT.
- TREE TRUNKS SHALL NOT BE PLACED CLOSER THAN TWENTY (20) FEET, MEASURED HORIZONTALLY, FROM A LIGHT SOURCE. TREES AND LIGHTING SHALL BE LOCATED TO AVOID CONFLICTS WITH ONE ANOTHER AND TO AVOID CONFLICTS WITH EXISTING AND PROPOSED STRUCTURES.
- ALL LANDSCAPE AND WALLS SHALL BE INSTALLED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- ANY WALLS TO BE LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE DEVELOPMENT PLAN APPROVAL AND/OR PRIOR APPROVAL BY THE PUBLIC WORKS DEPARTMENT, AND RECEIVE AN ENCROACHMENT PERMIT.
- THE MAXIMUM HEIGHT OF ANY FREESTANDING WALL OR FENCE SHALL BE MEASURED FROM THE HIGHEST ADJACENT FINISHED SURFACE OF THE GROUND, PAVING, OR SIDEWALK WITHIN TWENTY (20) FEET, UNLESS OTHERWISE NOTED.
- ALL SOIL IN PLANTING AREAS ON SITE AND IN PUBLIC RIGHT OF WAY IS TO BE DE-COMPACTED PRIOR TO LANDSCAPE INSTALLATION. ALL CONSTRUCTION DEBRIS IS TO BE REMOVED FROM PLANTING AREAS PRIOR TO LANDSCAPE INSTALLATION.

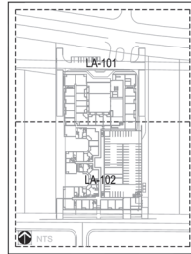
**SHEET INDEX**

SHEET #	DESCRIPTION	ISSUANCE FOR: (X) FOR CITY OF TEMPE ( ) FOR PRIVATE DEVELOPER	ISSUANCE FOR: (X) FOR CITY OF TEMPE ( ) FOR PRIVATE DEVELOPER
LA-100	COVER SHEET	X	X
LA-101	LANDSCAPE PLAN	X	X
LA-102	LANDSCAPE PLAN	X	X
LA-201	LANDSCAPE DETAILS	X	X
LA-202	LANDSCAPE DETAILS	X	X
LA-301	ILLUSTRATIVE LANDSCAPE PLAN	X	X
LA-401	ILLUSTRATIVE STREET SECTION	X	X
LA-501	ILLUSTRATIVE STREET SECTION	X	X

**VICINITY MAP**



**KEY MAP**



**PLANT SCHEDULE**

SYM.	BOTANICAL NAME COMMON NAME	SIZE CALIPER
	<i>Chilopsis linearis</i> Desert Willow	36" BOX MULTI - MIN. 1.5" CALIPER
	<i>Parkinsonia</i> "Desert Museum" Desert Museum Palo Verde	48" BOX MULTI - MIN. 1.75" CALIPER
	<i>Parkinsonia microphylla</i> Foothills Palo Verde	36" BOX MULTI - MIN. 1.75" CALIPER
	<i>Phoenix dactylifera</i> Date Palm	16" CLEAR TRUNK
	<i>Prosopis glandulosa</i> Honey Mesquite	48" BOX MULTI - MIN. 2.5" CALIPER
	<i>Prosopis</i> sp. 'Rio Salado' Rio Salado Mesquite	48" BOX MULTI - MIN. 2.5" CALIPER
	<i>Acrolytes subulata</i> Desert Milkweed	5 GAL
	<i>Bougainvillea</i> 'La Jolla' Bougainvillea	15 GAL
	<i>Calliandra californica</i> Baja Fairy Duster	5 GAL
	<i>Encelia farinosa</i> Brittlebush	5 GAL
	<i>Guam Indochinensis</i> Slakyou Pink	5 GAL
	<i>Larrea tridentata</i> Creosote Bush	5 GAL
	<i>Russelia equisetiformis</i> Firecracker Bush	15 GAL
	<i>Sphaeralcea ambigua</i> Desert Globemallow	5 GAL
	<i>Agave angustifolia</i> Smooth Agave	5 GAL
	<i>Agave colorata</i> Mescal Centiza	5 GAL
	<i>Agave schottlandii</i> Fox Tail Agave	5 GAL
	Aloe Blue Elf Aloe Blue Elf	5 GAL
	Agave parryi Parry's Agave	1 GAL
	<i>Echinocactus grusonii</i> Golden Barrel	5 GAL
	Aloe barbadosis Barbados Aloe	5 GAL
	<i>Euphorbia rigida</i> Copper Plant	5 GAL
	<i>Euphorbia antiochylii</i> Candelilla	5 GAL
	<i>Pediellanthus macrocarpus</i> Lady Slipper	5 GAL
	<i>Penselmon eastonii</i> Firecracker	5 GAL
	Yucca whipplei Our Lord's Candle	5 GAL
	<i>Bulleya multifidata</i> Desert Matrigold	1 GAL
	<i>Berlandiera lyrata</i> Chocolate Daisy	5 GAL
	<i>Tradescantia pallida</i> Purple Heart	5 GAL
	<i>Lantana montevidensis</i> New Gold	5 GAL
	<i>Muhlenbergia capillaris</i> Pink Muhly	5 GAL
	<i>Muhlenbergia rigens</i> Deer Grass	5 GAL
	Decomposed Granite Mix 50% 3/4" Minus/40% Desert Pavement. Color: Express Gold.	2" Depth Min.
	Decomposed Granite 3/4" Minus. Color: Express Gold.	2" Depth Min.
	24" Boulder	By Aztec Boulders, Phone: 623.581.9111
	36" Boulder	
	44" Boulder	



**DAVIS PARTNERSHIP ARCHITECTS**  
 2901 Blaine Street, Suite 100  
 Denver, CO 80205  
 303.861.8555

**Project No.**  
 Project Contact: Phil Fossen  
 Email: Phil.Fossen@davispartnership.com  
**Principal:** Briti Probst  
**Developer**  
**Crescent Communities**  
 6405 S Fiddlers Green Circle,  
 Greenwood Village, CO 80111  
 720.360.3685  
 crescentcommunities.com

**Project Name**

**CRESCENT RIO**

RIO SALADO PKWY  
 TEMPE, AZ 85281



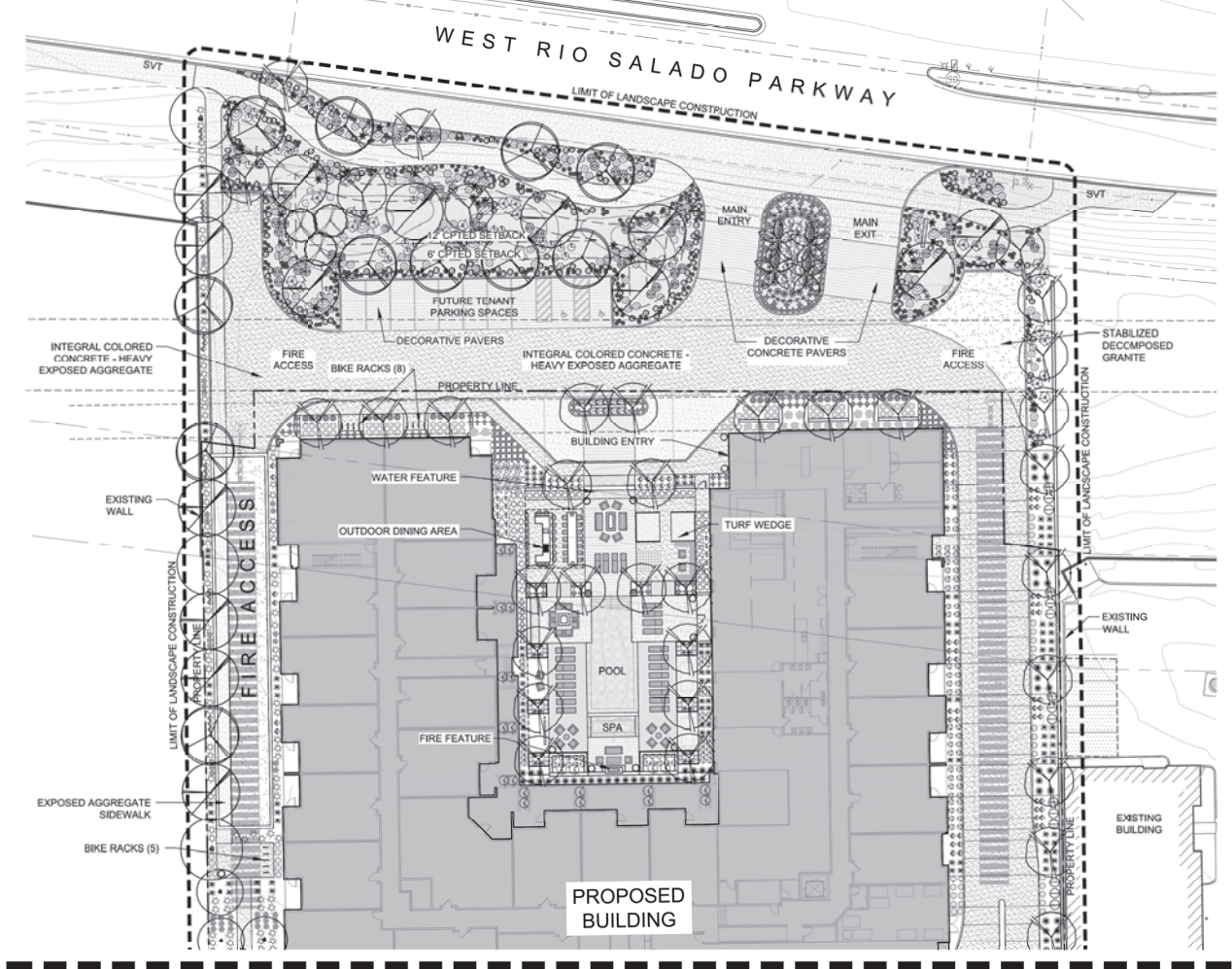
**Drawing Name**

**COVER SHEET**

**Submission Date:** 08.02.16

**LA-100**

**811** CALL THIS WORKING DAYS BEFORE YOU DIG  
**1-800-STAKE-IT**  
 NORRIS DESIGN  
 Planning + Landscape Architecture  
 4430 North 12th St. norris-design.com  
 Phoenix, AZ 85014 P: 303.892.1166

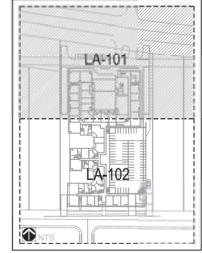


MATCHLINE - SEE SHEET LA-102

PLANT SCHEDULE

SYM.	BOTANICAL NAME COMMON NAME	SIZE CALIPER	
TREES	<i>Chilopsis linearis</i> <i>Lucania Hammonii</i> Desert Willow	36" BOX MULTI - MIN. 1.5" CALIPER	
	<i>Parkinsonia 'Desert Museum'</i> Desert Museum Palo Verde	48" BOX MULTI - MIN. 1.75" CALIPER	
	<i>Parkinsonia microphylla</i> Foothills Palo Verde	36" BOX MULTI - MIN. 1.75" CALIPER	
	<i>Phoenix dactylifera</i> Date Palm	1' CLEAR TRUNK	
	<i>Prosopis glandulosa</i> Honey Mesquite	48" BOX MULTI - MIN. 2.5" CALIPER	
	<i>Prosopis sp. 'Rio Salado'</i> Rio Salado Mesquite	48" BOX MULTI - MIN. 2.5" CALIPER	
	SHRUBS	<i>Acacia subulata</i> Desert Milkweed	5 GAL
		<i>Bougainvillea 'La Jolla'</i> <i>Bougainvillea</i>	15 GAL
		<i>Callitriche californica</i> Baja Fairy Duster	5 GAL
		<i>Encelia farinosa</i> Britchbush	5 GAL
<i>Guara lindheimeri</i> Siskiyou Pink		5 GAL	
<i>Larrea tridentata</i> Cholla Bush		5 GAL	
<i>Rhusella equisetiformis</i> Firecracker Bush		15 GAL	
<i>Sphaeralcea ambigua</i> Desert Globemallow		5 GAL	
ACCENTS		<i>Agave angustifolia</i> Smooth Agave	5 GAL
		<i>Agave colorata</i> Mexican Centra	5 GAL
	<i>Agave attenuata</i> Fox Tail Agave	5 GAL	
	Aloe 'Blue Elf' Aloe Blue Elf	5 GAL	
	<i>Agave parryi</i> Parry's Agave	1 GAL	
	<i>Echinocactus grusonii</i> Golden Barrel	5 GAL	
	Aloe barbadensis Barbados Aloe	5 GAL	
	<i>Euphorbia rigida</i> Copper Plant	5 GAL	
	<i>Euphorbia antisyphilitica</i> Candelilla	5 GAL	
	<i>Pedilanthus macrocarpus</i> Lady Slipper	5 GAL	
<i>Penstemon exoniifolius</i> Firecracker	5 GAL		
<i>Yucca whipplei</i> Our Lord's Candle	5 GAL		
GROUNDCOVER	<i>Baleya multiradiata</i> Desert Madrigal	1 GAL	
	<i>Bertandiera lyrata</i> Chocolate Daisy	5 GAL	
	<i>Tradescantia pallida</i> Purple Heart	5 GAL	
	<i>Lantana moniviolensis</i> New Gold	5 GAL	
GRASSES	<i>Muhlenbergia capillaris</i> Pink Muhly	5 GAL	
	<i>Muhlenbergia rigens</i> Deer Grass	5 GAL	
TOPDRESS	Decomposed Granite Mix 80% 3/4" Minus/20% Desert Pavement. Color: Express Gold.	2" Depth Min.	
BOULDERS	Decomposed Granite 3/4" Minus. Color: Express Gold.	2" Depth Min.	
	24" Boulder 36" Boulder 44" Boulder	By Aztec Boulders. Phone: 623.581.9111	

KEY MAP



2901 Blake Street, Suite 100  
Denver, CO 80205  
303.861.8555

Project No.  
Project Contact: Phil Fossen  
Email: Phil.Fossen@davispartnership.com

Principal: Britt Probst  
Developer

Crescent Communities  
6400 S Fiddlers Green Circle,  
Suite 1600  
Greenwood Village, CO 80111  
720.360.3685  
crescentcommunities.com

Project Name

CRESCENT RIO

RIO SALADO PKWY  
TEMPE, AZ 85281



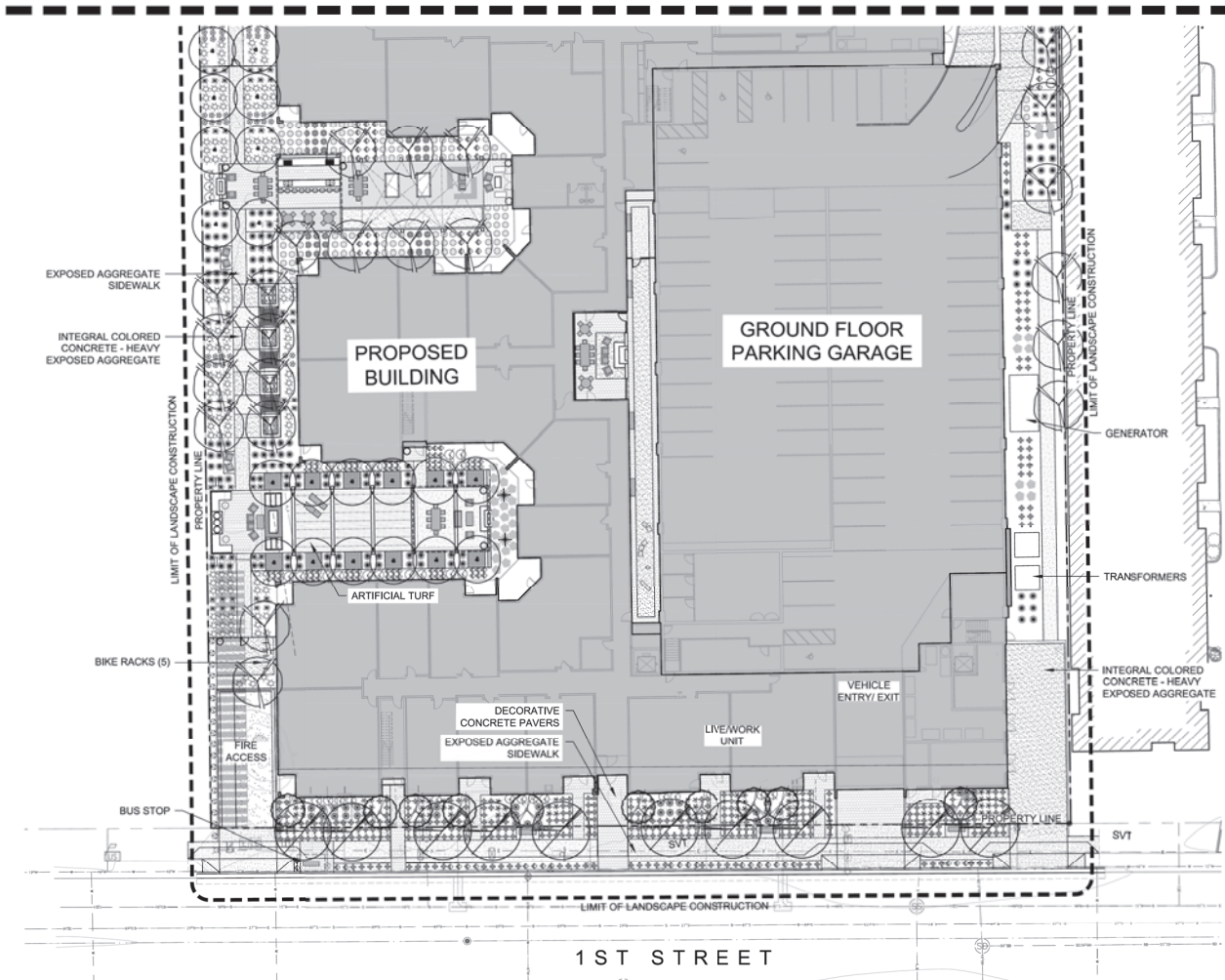
Drawing Name

LANDSCAPE PLAN

Submission Date: 08.02.16

LA-101

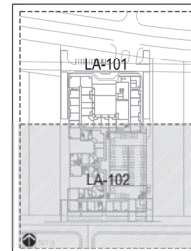
MATCHLINE - SEE SHEET LA-101



PLANT SCHEDULE

SYM.	BOTANICAL NAME COMMON NAME	SIZE CALIPER
<b>TREES</b>		
	<i>Chilopsis linearis</i> Lucretia Hamilton Desert Willow	36" BOX MULTI - MIN. 1.5" CALIPER
	<i>Parkinsonia</i> 'Desert Museum' Desert Museum Palo Verde	45" BOX MULTI - MIN. 1.75" CALIPER
	<i>Parkinsonia microphylla</i> Foothills Palo Verde	36" BOX MULTI - MIN. 1.75" CALIPER
	<i>Phoenix dactylopera</i> Date Palm	16" CLEAR TRUNK
	<i>Prosopis glandulosa</i> Honey Mesquite	48" BOX MULTI - MIN. 2.5" CALIPER
	<i>Prosopis</i> sp. 'Rio Salado' Rio Salado Mesquite	48" BOX MULTI - MIN. 2.5" CALIPER
<b>SHRUBS</b>		
	<i>Acacia subulata</i> Desert Milkweed	5 GAL
	<i>Bougainvillea</i> 'La Jolla' Bougainvillea	15 GAL
	<i>Calliandra californica</i> Baja Fairy Duster	5 GAL
	<i>Encelia farinosa</i> Brittlebush	5 GAL
	<i>Guara linchamerei</i> Siskiyou Pink	5 GAL
	<i>Larrea tridentata</i> Cholla Bush	5 GAL
	<i>Ruselia equisetiformis</i> Firecracker Bush	15 GAL
	<i>Sphaeralcea ambigua</i> Desert Globemallow	5 GAL
<b>ACCENTS</b>		
	<i>Agave angustifolia</i> Smooth Agave	5 GAL
	<i>Agave colorata</i> Mescal Centza	5 GAL
	<i>Agave attenuata</i> Fox Tail Agave	5 GAL
	<i>Aloe</i> 'Blue Elf' Aloe Blue Elf	5 GAL
	<i>Agave parryi</i> Parry's Agave	1 GAL
	<i>Echinocactus grusonii</i> Cocoon Barrel	5 GAL
	<i>Aloe barbadensis</i> Barbados Aloe	5 GAL
	<i>Euphorbia rigida</i> Copper Plant	5 GAL
	<i>Euphorbia antioquiensis</i> Candelilla	5 GAL
	<i>Pedicularis macrocarpus</i> Lady Slipper	5 GAL
	<i>Penstemon eastonii</i> Firecracker	5 GAL
	<i>Yucca whipplei</i> Our Lord's Candle	5 GAL
<b>GROUNDCOVER</b>		
	<i>Salvia multicaulis</i> Desert Marjoram	1 GAL
	<i>Berlandiera lyrata</i> Chocolate Daisy	5 GAL
	<i>Tradescantia pallida</i> Purple Heart	5 GAL
	<i>Lantana montevidensis</i> New Gold	5 GAL
<b>GRASSES</b>		
	<i>Muhlenbergia capillaris</i> Pink Muhly	5 GAL
	<i>Muhlenbergia rigens</i> Weir Grass	5 GAL
<b>TOPDRESS</b>		
	Decomposed Granite Mix 80% 3/4" Minus/20% Desert Pavement. Color: Express Gok.	2" Depth Min.
	Decomposed Granite 3/4" Minus. Color: Express Gok.	2" Depth Min.
<b>BOULDERS</b>		
	24" Boulder	By Aztec Boulders, Phone: 623.581.9111
	36" Boulder	
	44" Boulder	

KEY MAP



2901 Blake Street, Suite 100  
Denver, CO 80205  
303.861.8555

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Project Contact: Phil Fossen  
Email: Phil.Fossen@davispartnership.com  
Principal: Britt Probst  
Developer  
Crescent Communities  
6405 S Fiddlers Green Circle,  
Suite 1600  
Greenwood Village, CO 80111  
720.360.3685  
crescentcommunities.com

Project Name

**CRESCENT RIO**

RIO SALADO PKWY  
TEMPE, AZ 85281



Drawing Name

LANDSCAPE  
PLAN

Submission Date: 08.02.16

LA-102



**DAVIS  
PARTNERSHIP  
ARCHITECTS**

2901 Blake Street, Suite 100  
Denver, CO 80202  
303.861.8556

**Project No.**  
Project Contact: Phil Fossen  
Email: Phil.Fossen@davispartnership.com

**Principal:** Bill Probst

**Developer**

**Crescent Communities**  
6400 S Fiddlers Green Circle,  
Suite 1050  
Greenwood Village, CO 80111  
720.360.3655  
crescentcommunities.com

**Project Name**

# CRESCENT RIO

RIO SALADO PKWY  
TEMPE, AZ 85281



**Drawing Name**  
ILLUSTRATIVE  
LANDSCAPE  
PLAN

**Submittal Date:** 08.02.16



NORTH



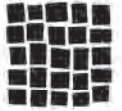
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**NORRIS DESIGN**  
Planning • Landscape Architecture  
4480 North 72nd St. north@norrisdesign.com  
Suite 204 Phoenix, AZ 85014 P: 602.254.8800  
F: 602.952.1100

**LA-301**





**DAVIS  
PARTNERSHIP  
ARCHITECTS**

Denver | 2601 Blake Street, Suite 1001  
Denver, CO 80202  
303.891.8655

**Project No.**  
Project Contact: Phil Fossen  
Email: Phil.Fossen@davispartnership.com  
Principal: Jim Probst  
Developer

**Crescent Communities**  
5400 E Fiddlers Green Circle,  
Suite 1600  
Greenwood Village, CO 80111  
720.360.3685  
crescentcommunities.com

**Project Name**

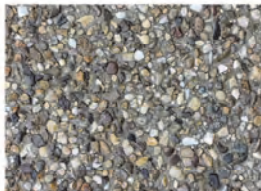
**CRESCENT RIO**

RIO SALADO PKWY  
TEMPE, AZ 85281



1 RIO SALADO PARKWAY AND PARKING LOT SECTION

SCALE: 1/8"=1'-0"



INTEGRAL COLORED CONCRETE  
FINISH: HEAVY EXPOSED AGGREGATE



INTEGRAL COLORED CONCRETE  
FINISH: MEDIUM EXPOSED AGGREGATE



INTEGRAL COLORED CONCRETE  
FINISH: SANDBLAST



STABILIZED DECOMPOSED GRANITE



DECORATIVE PAVERS



LINEAR PAVERS



**Drawing Name**  
ILLUSTRATIVE  
STREET  
SECTION

**Submittal Date:** 06.23.16

**LA-401**





**DAVIS  
PARTNERSHIP  
ARCHITECTS**

Denver | 2601 Blake Street, Suite 1001  
Denver, CO 80202  
303.891.8655

**Project No.**  
**Project Contact:** Phil Fossen  
Email: Phil.Fossen@davispartnership.com  
**Principal:** Tim Probst  
**Developer**  
**Crescent Communities**  
5400 E Fiddlers Green Circle,  
Suite 1600  
Greenwood Village, CO 80111  
720.360.3685  
crescentcommunities.com

**Project Name**

**CRESCENT RIO**

RIO SALADO PKWY  
TEMPE, AZ 85281



**Drawing Name**  
ILLUSTRATIVE  
STREET  
SECTION

**Submission Date:** 06.23.16

**LA-501**



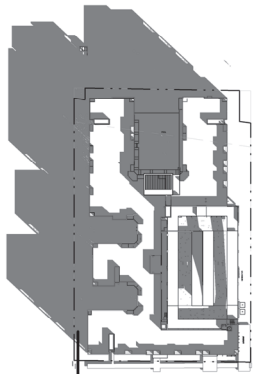
EXISTING STREET

3'-0" LANDSCAPE AREA (LOW SHRUBS)  
6'-0" SIDEWALK  
14'-6" LANDSCAPE AREA

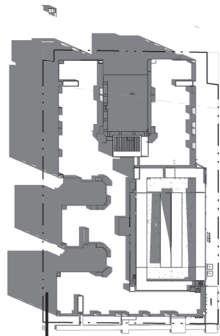
1 1ST STREET SECTION

SCALE: 1"=6'

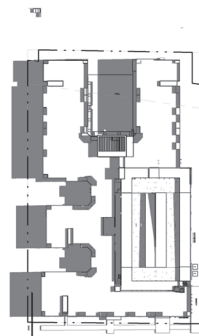




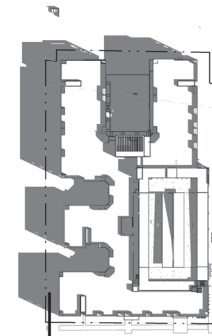
1 DECEMBER 21 - 9am  
1" = 100'-0"



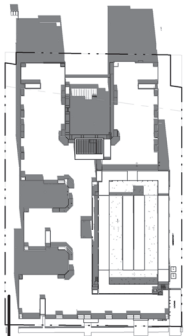
2 MARCH 21 - 9am  
1" = 100'-0"



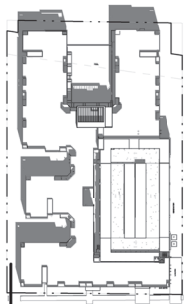
3 JUNE 21 - 9am  
1" = 100'-0"



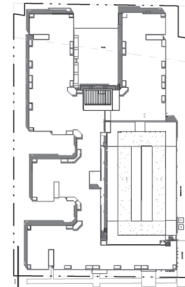
4 SEPTEMBER 21 - 9am  
1" = 100'-0"



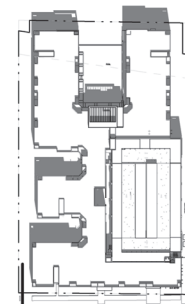
5 DECEMBER 21 - 12pm  
1" = 100'-0"



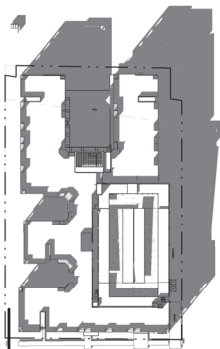
6 MARCH 21 - 12pm  
1" = 100'-0"



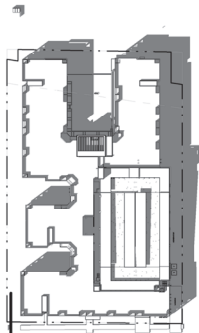
7 JUNE 21 - 12pm  
1" = 100'-0"



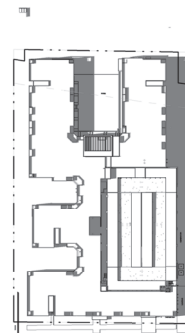
8 SEPTEMBER 21 - 12pm  
1" = 100'-0"



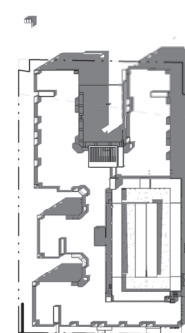
9 DECEMBER 21 - 3pm  
1" = 100'-0"



10 MARCH 21 - 3pm  
1" = 100'-0"



11 JUNE 21 - 3pm  
1" = 100'-0"



12 SEPTEMBER 21 - 3pm  
1" = 100'-0"



**DAVIS  
PARTNERSHIP  
ARCHITECTS**

2901 Blake Street, Suite 100  
Denver, CO 80205  
303.961.8555

Project No. 16504.00

Project Contact: Phil Fossen  
Email: Phil.Fossen@davispartnership.com

Principal: Britt Probst

Developer

Crescent Communities

6400 S Fiddlers Green Circle,  
Suite 1800  
Greenwood Village, CO 80111  
720.360.3685  
crescentcommunities.com

Project Name

**CRESCENT RIO**

700 WEST 1ST STREET  
TEMPE, AZ 85281



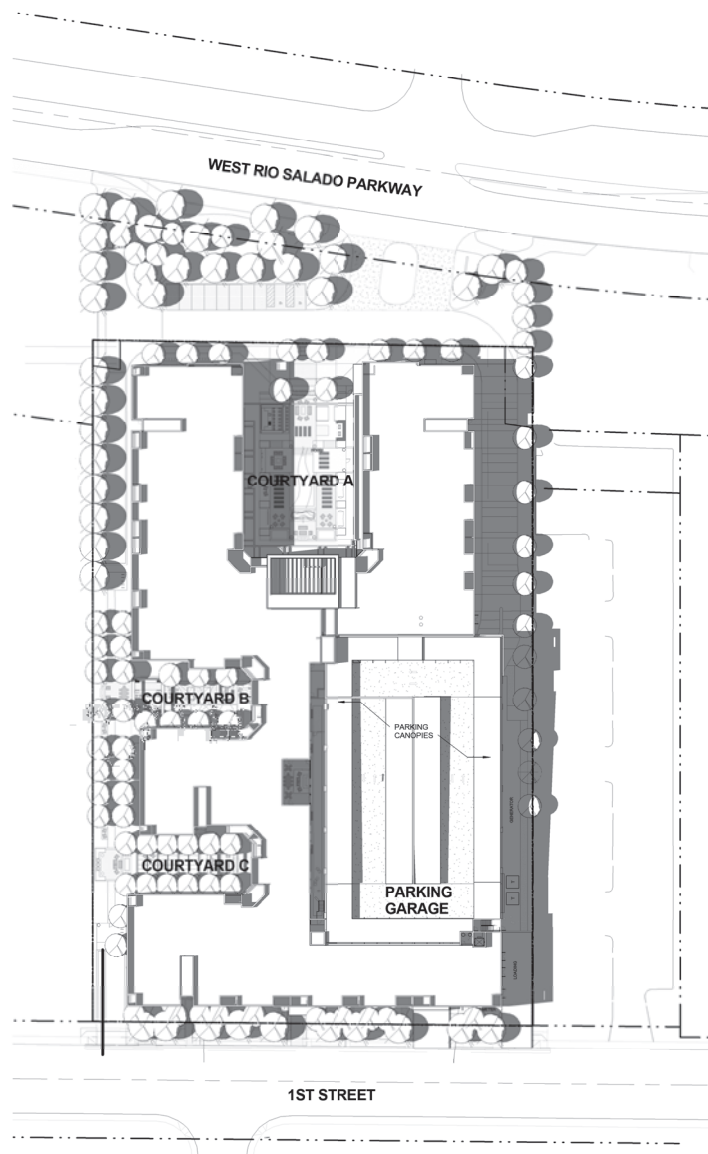
Drawing Name

**SOLAR  
STUDIES**

Submittal Date: 05/25/2016

**A7.00**

CRESCENT RIO - PLANNED AREA  
DEVELOPMENT OVERLAY



① JUNE 21 - 3PM SHADOW STUDY  
1" = 40'-0"

BUILDING AREA	AREA SF	SHADE	%
COURTYARD A	8,656 SF	4,327 SF	49.98
COURTYARD B	3,332 SF	1,997 SF	59.93
COURTYARD C	3,354 SF	2,412 SF	71.91
DOG RUN	2,400 SF	2,146 SF	89.41
BUILDING EAST SIDE	13,355 SF	12,933 SF	96.84
BUILDING WEST SIDE	10,741 SF	6,532 SF	60.8

SIDEWALK	AREA SF	SHADE	%
1ST STREET	2,203 SF	1,431 SF	64.95
WEST RIO SALADO PKWY	1,514 SF	1,514 SF	49.93



**DAVIS  
PARTNERSHIP  
ARCHITECTS**

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Greenwood Village, CO 80111  
720.360.3685  
crescentcommunities.com

Project Name

**CRESCENT RIO**

700 WEST 1ST STREET  
TEMPE, AZ 85281



Drawing Name

SHADOW  
STUDY

Submittal Date: 05/25/2016

**A7.01**

CRESCENT RIO - PLANNED AREA  
DEVELOPMENT OVERLAY



**DAVIS  
PARTNERSHIP  
ARCHITECTS**

2901 Blake Street, Suite 100  
Denver, CO 80205  
303.961.8555

Project No. 16504.00

Project Contact: Phil Fossen  
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Project Name

**CRESCENT RIO**

700 WEST 1ST STREET  
TEMPE, AZ 85281



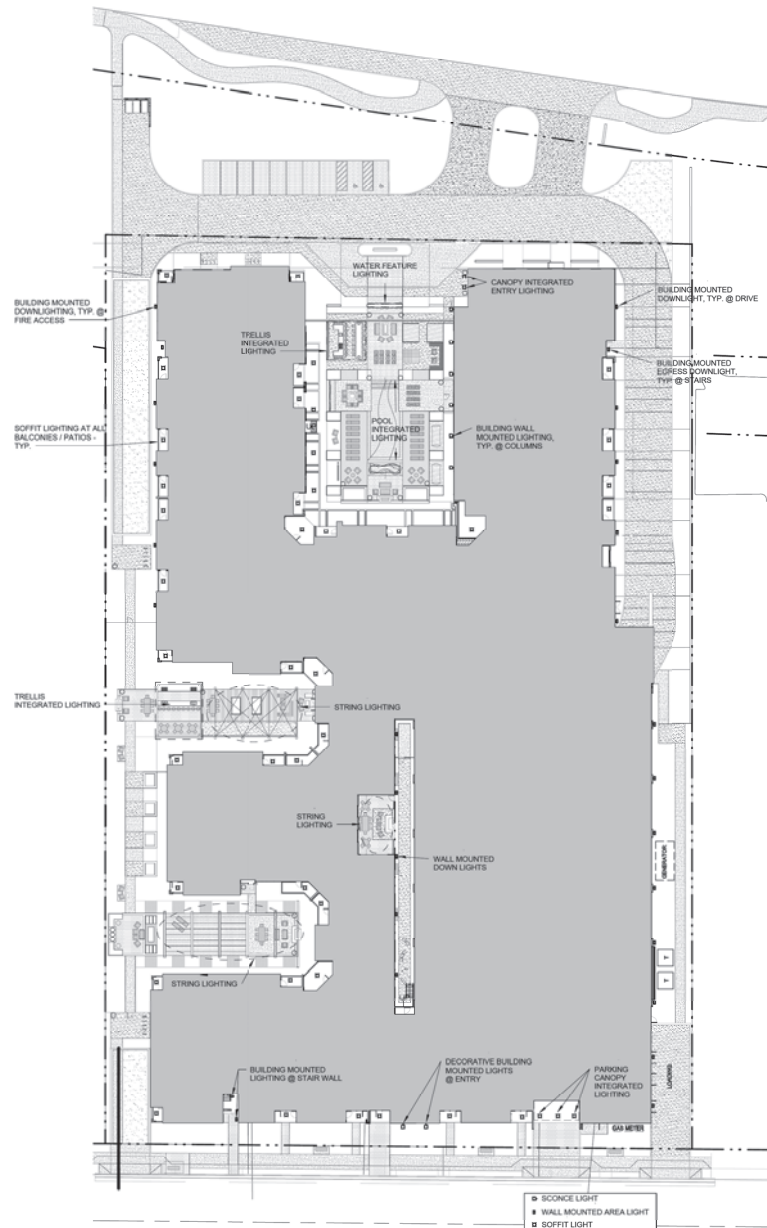
Drawing Name

**ARCHITECTURAL  
EXTERIOR  
LIGHTING**

Submission Date: 05/25/2016

**A7.08**

CRESCENT RIO - PLANNED AREA  
DEVELOPMENT OVERLAY



1 EXTERIOR ARCHITECTURAL LIGHTING  
1" = 30'-0"

NOTE: LIGHTING TO BE FULLY DESIGNED BASED UPON  
PHOTOMETRICS STUDY DURING PROJECT DESIGN.

## EXECUTIVE SUMMARY

This report documents a traffic impact study prepared for the proposed Crescent Rio Salado residential development south of Rio Salado Parkway, north of 1<sup>st</sup> Street, and east of Hardy Drive in Tempe, Arizona. The north side of the site fronts Rio Salado Parkway. Crescent Rio Salado will redevelop three parcels at 700, 810, and 812 West 1<sup>st</sup> Street. Access to the development will be via Rio Salado Parkway and 1<sup>st</sup> Street.

CivTech Inc. has been retained to complete a traffic impact study for the proposed development during the planning process.

The purpose of this study is to address traffic and transportation impacts of the proposed development on the surrounding streets and intersections. This was prepared to standard criteria set forth by the City of Tempe in their *Guide for the preparation of Transportation Impact Studies, updated 05/2014*. The specific objectives of the study are:

1. Evaluate lane requirements on all existing roadways and at all existing intersections within the study area.
2. Determine future level of service for all proposed major intersections within the study area and recommend any capacity related improvements.
3. Determine necessary lane configurations at all major intersections within the proposed development to provide acceptable future levels of service.
4. Evaluate the need for future traffic control changes within the proposed study area.
5. Evaluate the need for auxiliary lanes at stop and signal controlled intersections.

The Crescent Rio Salado development is proposed as a multi-story, multi-family building with 207 dwelling units plus two live/work units. This study evaluates three (3) horizon years, the existing year (2015), the build-out year (2017) and the build-out year plus 5 years (2022). For purposes of this study, it was assumed that full build-out of the proposed development will occur in 2017.

The following conclusions and recommendations have been documented in this study:

- The proposed Crescent Rio Salado development is anticipated to generate 1,202 external daily trips with 94 trips occurring during the AM peak hour and 114 trips occurring during the PM peak hour. Due to the availability of alternate modes of transportation and the site's close proximity to downtown Tempe and ASU, a fifteen (15) percent reduction was applied to account for non-vehicle modes of transportation.
- Access A on Rio Salado Parkway is proposed to align with an existing driveway that serves the Tempe Center of the Arts. A full median opening already exists at this location, and the intersection will be controlled as a two-way stop with the north/south driveways stopping for Rio Salado Parkway. The median needs to be modified to provide for a westbound left-turn lane for vehicles turning into Access A. The recommended minimum storage length for this left-turn lane is 75 feet.

- Access B on 1<sup>st</sup> Street is proposed as a full access driveway controlled by a stop sign with the driveway stopping for 1<sup>st</sup> Street. The parcel being redeveloped has an existing driveway at this location.
- All existing study intersections experience an acceptable level of service (LOS D or better) with existing traffic volumes and the existing lane configuration and stop controls as depicted in **Figure 2**.
- In both the horizon years, all study intersections are expected to have an acceptable level of service (LOS D or better), with the exception of **Priest Drive/Rio Salado Parkway** and the main site **Access A/TCA Driveway and Rio Salado Parkway**.
- The intersection of **Priest Drive and Rio Salado Parkway** experiences significant delay in the westbound approach during the afternoon peak hour. This is due to the expected rise in volume traveling in this direction from the Marina Heights development. The Marina Heights development anticipates an additional 897 vehicles to travel westbound and 157 vehicles to travel eastbound in the afternoon peak hour.
- The intersection of **TCA Driveway/Access A and Rio Salado Parkway** experiences significant delay in the northbound and southbound approaches. The high volume of vehicles traveling eastbound and westbound on Rio Salado Parkway will cause an extended delay for northbound and southbound turning movements.
- A signal warrant analysis was performed for the intersection of TCA Driveway/Access A and Rio Salado Parkway for both 2017 and 2022 horizon years. None of the volume criteria for all three (3) volume-based warrants are projected to be satisfied in either peak hour. Therefore, signalization is neither warranted nor recommended at this intersection.
- The anticipated eastbound right-turn volumes at Access A are anticipated to be more than 40 vph in the PM peak hour. Therefore, a 75-foot eastbound right-turn deceleration lane is recommended per City criteria. The westbound right-turn volumes are anticipated to be less than 40 vph at Access B on 1<sup>st</sup> Street. Therefore, a westbound right-turn deceleration lane is not recommended.
- The driveways should be designed per the City of Tempe's Detail T-320.





















**City Of Phoenix**  
Water Services Department  
Water Resources & Development Planning Division  
Infrastructure Record Services Section

September 15, 2015

Obenia Kingsby  
City of Tempe, Community Development Department  
31 E. 5th Street Tempe, AZ 85281

**RE: 72-Inch Transmission Main – (Crescent Rio) – QS# 8-42**

Dear Mr. Kingsby,

There is a 25-foot City of Phoenix Water Easement with a 72-Inch Transmission Water Main that is located within the construction area of the Crescent Rio (700 W. 1<sup>st</sup> Street Tempe, AZ) Development. The line is sensitive and critical to the majority of water delivered to the City Of Phoenix. The following are a list of requirements for digging near/around our pipe.

- Show the vertical and horizontal locations of the water main within the easement on the development plan. A copy of asbuilts with proper security clearance can be requested from:  
City of Phoenix, Water Services Department  
200 West Washington Street, 8th Floor  
Phoenix, AZ 85003
- Show proposed final grade over the waterline and identify any cuts or fill to the existing soil.
- The entire Water Easement must have 24-hour maintenance access subject to the following standard stipulations:
  1. No structure of any kind shall be constructed or placed within the easement except wood or wire fencing and/or paving. No planting except grass and/or approved ground cover shall be placed within the easement.
  2. It shall be further understood that the City of Phoenix shall not be required to replace any obstructions, paving or planting that must be removed during the course of required maintenance, construction and/or reconstruction.
- To avoid placing additional burden on the pipe, no heavy construction equipment or material staging will be allowed within Water Easement
- A shoring plan must be reviewed for any underground structures
- Buildings, building slabs or structures proposed outside of the easement but parallel to a water main within 12 feet, shall be required to submit structural and soil calculations signed and sealed by an Arizona Registered Professional Engineer. This report shall verify integrity of the proposed structure under the condition of a water main failure.

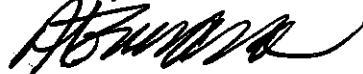


- An emergency response document is required and will be prepared for the purpose of defining a protocol in the event of a water main failure. The notification protocol will be discussed at the scheduled preconstruction meeting by your contractor.
- Provide the development construction schedule. A contact person will be designated at the pre-construction meeting to assist in the coordination.
- Provide development asbuilts to the City of Phoenix Water Services Department.

City of Phoenix, Water Services Department  
200 West Washington Street, 8th Floor  
Phoenix, AZ 85003

If you have any questions regarding these requirements, please call me at 602-256-4296.

Sincerely,



Ariene Torres Guevara  
Water Services Department  
Infrastructure Record Services

cc: Aimee D. Conroy, PE  
Mario L. Brown, PE  
Nazario Prieto, PE

## Kingsby II, Obenia

---

**From:** Angela Creedon <Angela.Creedon@asu.edu>  
**Sent:** Tuesday, June 28, 2016 3:16 PM  
**To:** Kingsby II, Obenia  
**Subject:** RE: PL160153: Crescent Rio

Obenia,

We have reviewed this proposal and determined we do not have any concerns or issues with this project.

Thank you!

Angela Creedon  
Associate Vice President  
ASU Community & Municipal Relations  
P.O. Box 877305  
300 E. University Dr. Suite 345  
Tempe, Arizona 85287-7305  
480.727.7913  
480.390.5984 cell  
480.965.9233 fax



On Jun 22, 2016, at 4:14 PM, Kingsby II, Obenia <[Obenia\\_KingsbyII@tempe.gov](mailto:Obenia_KingsbyII@tempe.gov)> wrote:

Good Afternoon Ms. Creedon,

I emailed plans to you via Liquid Files, on June 7<sup>th</sup> regarding this project. I just wanted to touch bases to see if there is any input you would like to provide on behalf of ASU? Or if you need contact information for the applicant or developer? Typically the applicant is responsible for this outreach but staff did not inform them of this request prior to them submitting a formal application. So in this circumstance I would to bridge the communication and if there are any concerns from ASU they can reach out directly.

Thank you,  
*Obenia Kingsby II, Planner I*

---

**From:** Kingsby II, Obenia  
**Sent:** Tuesday, June 07, 2016 2:58 PM  
**To:** [angela.creedon@asu.edu](mailto:angela.creedon@asu.edu)  
**Subject:** PL160153: Crescent Rio

Good Afternoon Ms. Creedon,

Attached are plans for Crescent Rio, a proposed mixed-use development located at 700 West 1st

Street. Please review the plans and provide any input you may have. The first public hearing for this case has not been determined but it may be heard by the Development Review Commission a soon as July 12, 2016. If possible, provide any input prior to 12:00pm on July 7, 2016, so it can be added to my staff report. All input provided after that time may be added to the staff reports for the City Council meetings. Please contact me if you have any questions.

Thank you,  
Obenia Kingsby, Planner I  
City of Tempe, Community Development Department  
31 East 5th Street Tempe, AZ 85281  
480-858-2394  
[obenia\\_kingsby@tempe.gov](mailto:obenia_kingsby@tempe.gov)

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**Files attached to this message**

Filename	Size	Checksum (SHA1)
Crescent - Rio - Full Submittal 5-31-16.pdf	41.9 MB	66fda47f47518b76d331028df7d17a5b10d8d77c

Please click on the following link to download the attachments:  
<https://filetransfer.tempe.gov/message/9Nj1URI8f2mXDuadp1bQDv>

This email or download link can be forwarded to anyone.

The attachments are available until: **Tuesday, 12 July.**

Message ID: 9Nj1URI8

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LiquidFiles Appliance: <https://filetransfer.tempe.gov>